

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: August 7, 2007
COUNCIL MEETING TIME: 7:00 p.m.

ITEM TITLE OR DESCRIPTION:

Oconee County Rock Quarry needs a Trackhoe for loading an emerging product line.

BACKGROUND OR HISTORY:

The Rock Quarry has a need to purchase or rent a quarry used Trackhoe to be used for loading an emerging product in high demand (flat stones and boulders) and to occasionally perform stripping of overburden to get to the higher quality rock underneath. See Attachment 1.

The Quarry has received notification that approximately 25,000 tons of product (flat stones) are needed, which is approximately \$470,000 in new sales. Unfortunately, the Quarry does not have a piece of equipment dedicated to loading the product. The product demand for this product over the last three months has been significant, as illustrated by the attached Graph. See Attachment 2.

The Quarry just recently sold a portable crushing plant for \$126,000, with the intent of using the money toward future equipment purchase needs.

SPECIAL CONSIDERATIONS OR CONCERNS:

Several options are available to the Rock Quarry, should Council choose to sale the emerging product line of flat stones and boulders.

One option is to rent an MSHA approved Trackhoe for \$5,000.00 a month for up to six months at an expense of \$30,000.00 with the opportunity to apply approximately 90% of the rental fee toward purchase of used Trackhoe at a cost of \$80,000.00.

Should Council consider approving the purchase of a used MSHA approved Trackhoe, an additional option is a unique opportunity to benefit the entire County by improving equipment resources for the Rock Quarry and Roads & Bridges Department.

The Roads & Bridges Department has a very useful Trackhoe, however, undersized (not enough lifting power) for handling large concrete culvert pipe, but is more than capable of loading flat stones and boulders.

The existing Roads & Bridges Department Trackhoe is a 1997, 200 L.C Kobelco with 7,000 hours. In the Roads & Bridges Department 5-year plan, the Trackhoe is scheduled for replacement in the 2009-2010 fiscal year budget.

The current fair market value of the 1997 Kobelco Trackhoe is anticipated to be approximately \$50,000.

The Rock Quarry has funds available to purchase a good used Trackhoe for \$50,000 that was generated from the sale of a portable rock crushing plant (which generates \$50,000 for the Roads & Bridges Department to apply towards equipment purchase).

The Roads & Bridges Department can use of funds rolled over from the 2006-2007 Road Paving Contract.

STAFF RECOMMENDATION FOR COUNCIL ACTION:

Recommend that council approve of the Rock Quarry's need for a Trackhoe to sale an emerging product line; allow the Roads and Bridges Department's Trackhoe be transferred to the Rock Quarry for \$50,000; transfer \$160,000 from 010-601-60735 to 010-601-50870; and allow staff to proceed collecting bids for a new Trackhoe that is more capable of lifting the expected range of pipe for the Roads and Bridges Department.

FINANCIAL IMPACT:

The approximate cost of a new Trackhoe capable of lifting the expected range of pipe is \$210,000.

ATTACHMENTS:

1. Pictures of Flat Boulders and Stones being loaded by Trackhoe.
2. Graph of Sales for last three months compared to same three months a year ago.

Submitted or Prepared By:

Approved for Submittal to Council:

D. Mack Kelly, Jr., PE, PLS, CFM
County Engineer/Public Works Director

Dale Surrent,
County Administrator

D. Richard Martin
Rock Quarry Director

Reviewed By/ Initials:

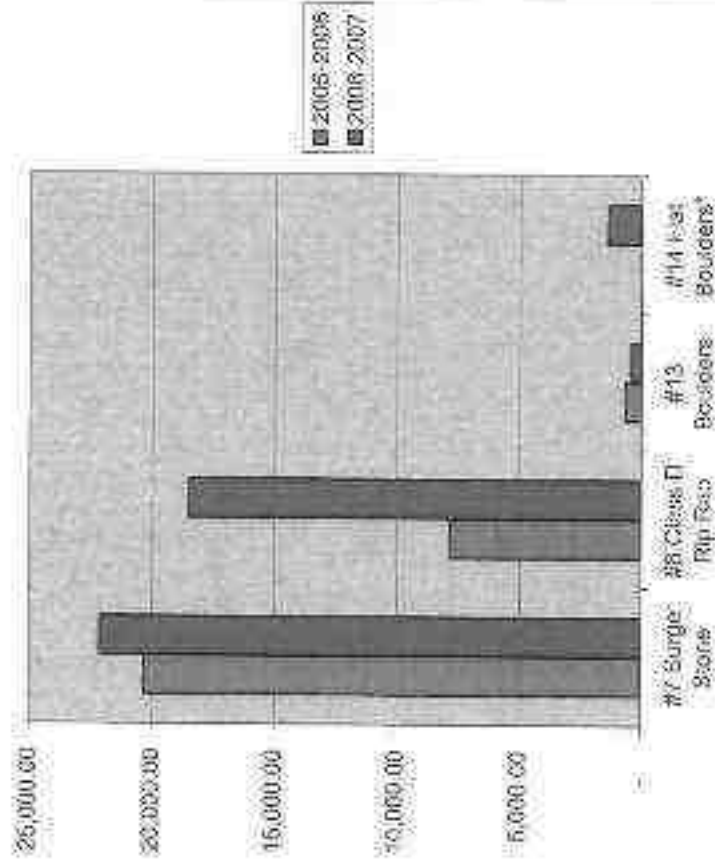
_____ County Attorney

C: Clerk to Council

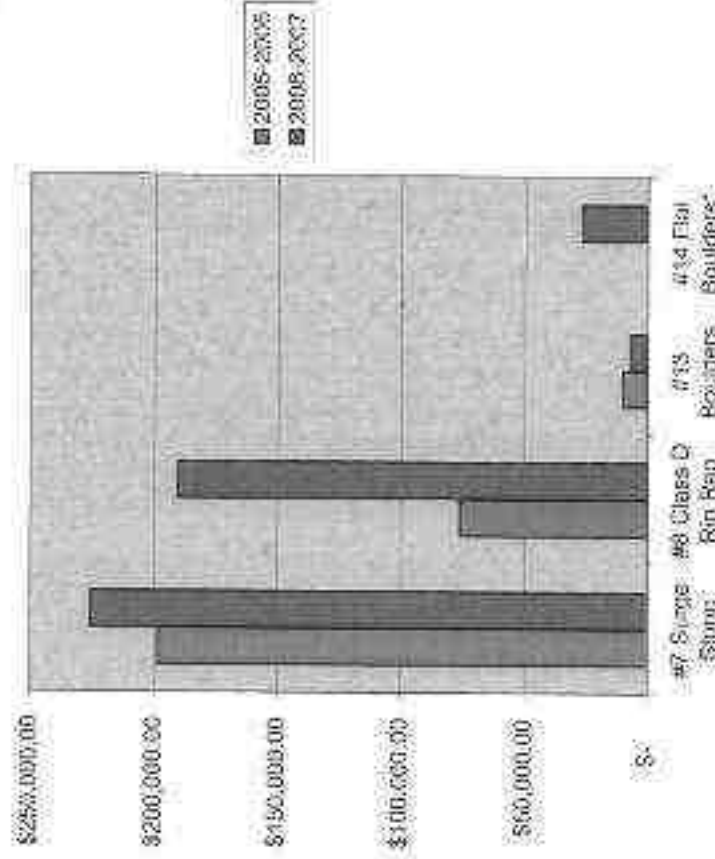
Comparison of Sic Protection Sales

	Tons Sold		Approximate Revenue	
	2005-2006	2006-2007	2005-2006	2006-2007
#7 Surge Stone	20,331.74	22,121.16	\$ 198,234.47	\$ 225,635.83
#8 Class D Rip Rap	7,809.65	18,507.97	\$ 76,144.09	\$ 190,632.09
#13 Boulders	674.49	450.69	\$ 10,285.97	\$ 7,098.37
#14 Flat Boulders*	-	1,412.45	\$ -	\$ 26,483.44
*new product 06-07			\$ 284,664.53	\$ 449,849.73

Tons Sold



Approximate Revenue



Rock Quarry Equipment

August 7, 2007

7:00 p.m.

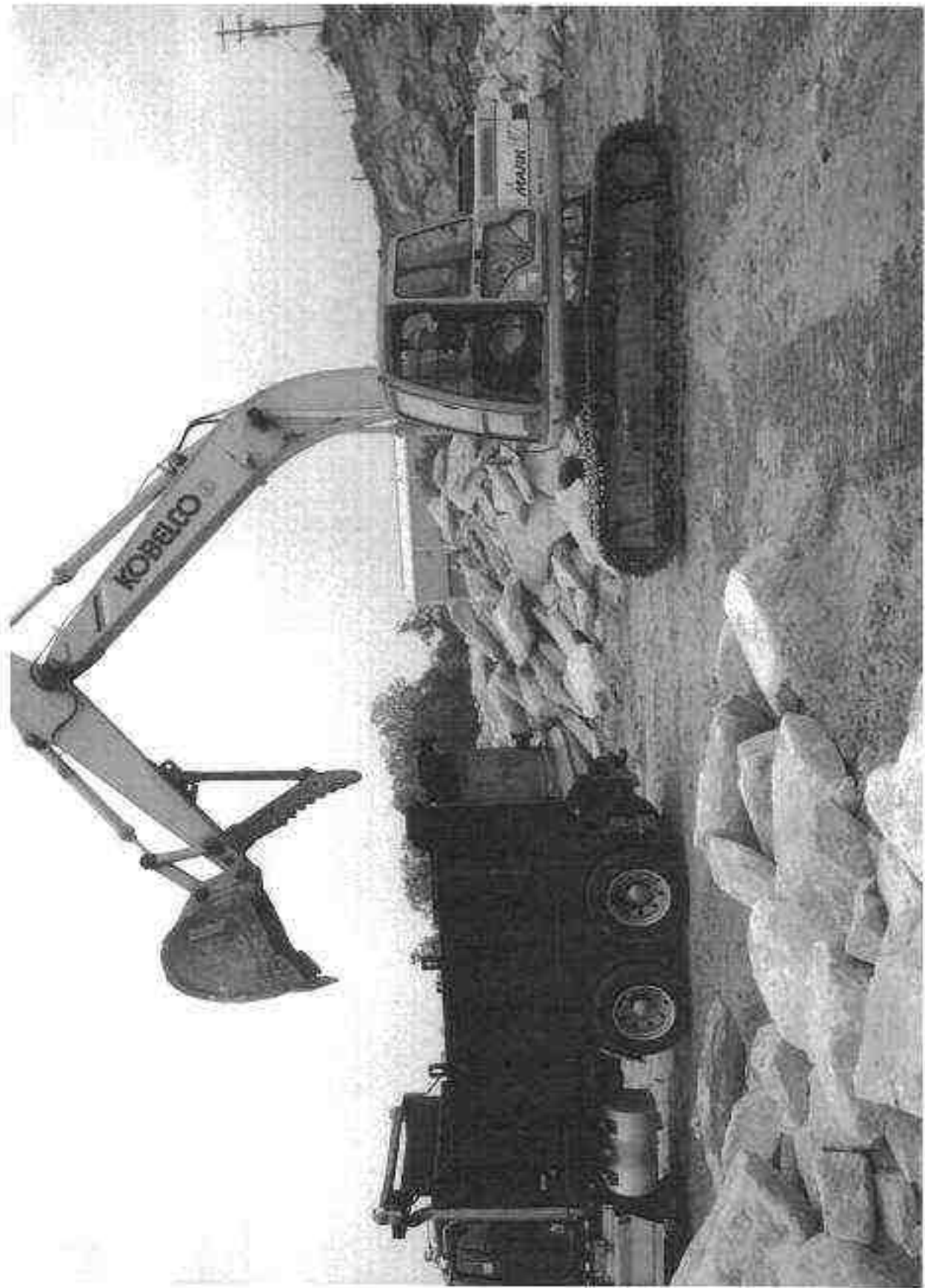
County Council Meeting

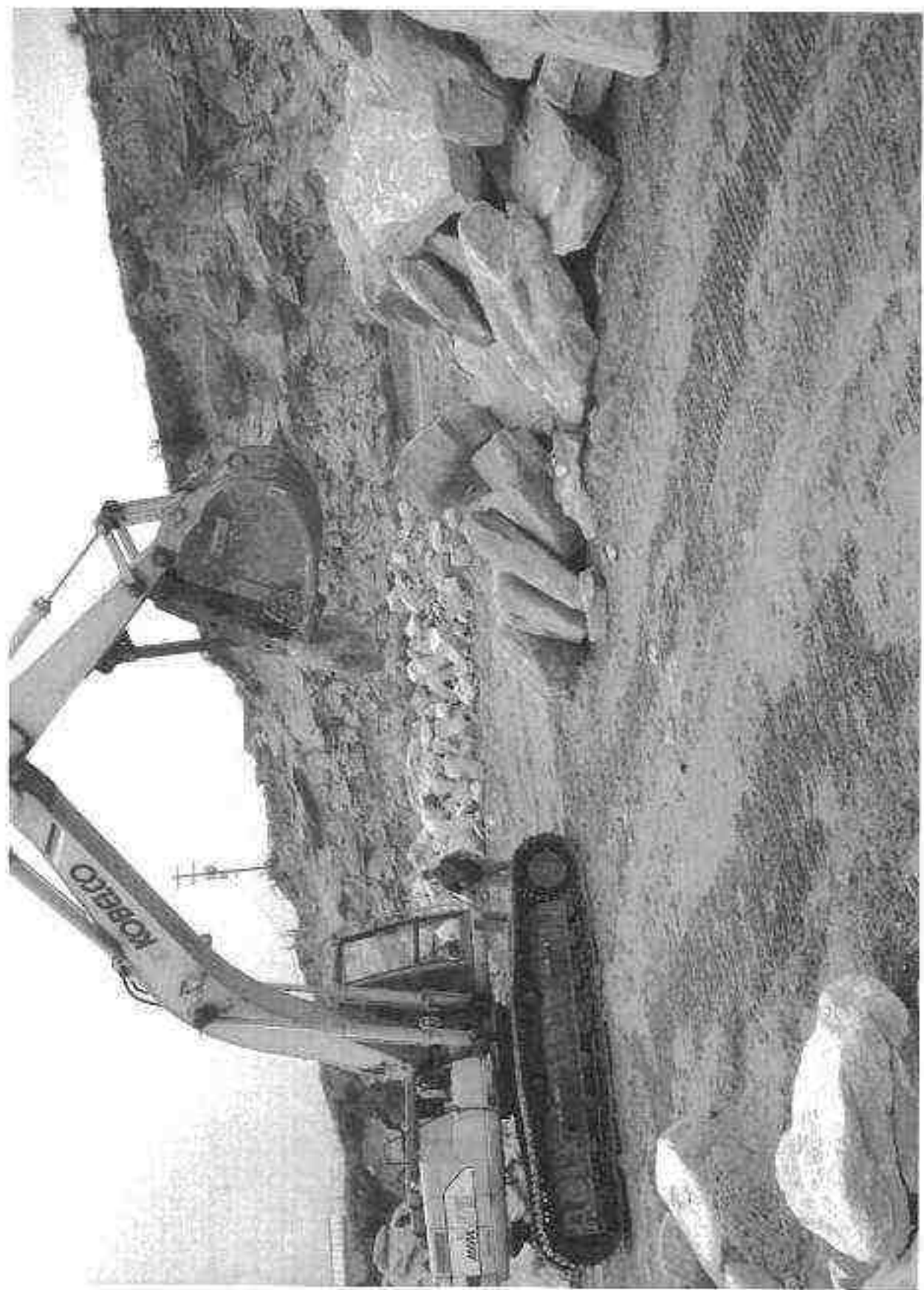
- The Rock Quarry has a possibility to sale 25,000 tons (\$470,000) of an emerging product line; however, equipment to load the product is unavailable.

- The slides that follow, illustrate how a Trackhoe is needed to load the emerging product line.

Loading Flat Boulders

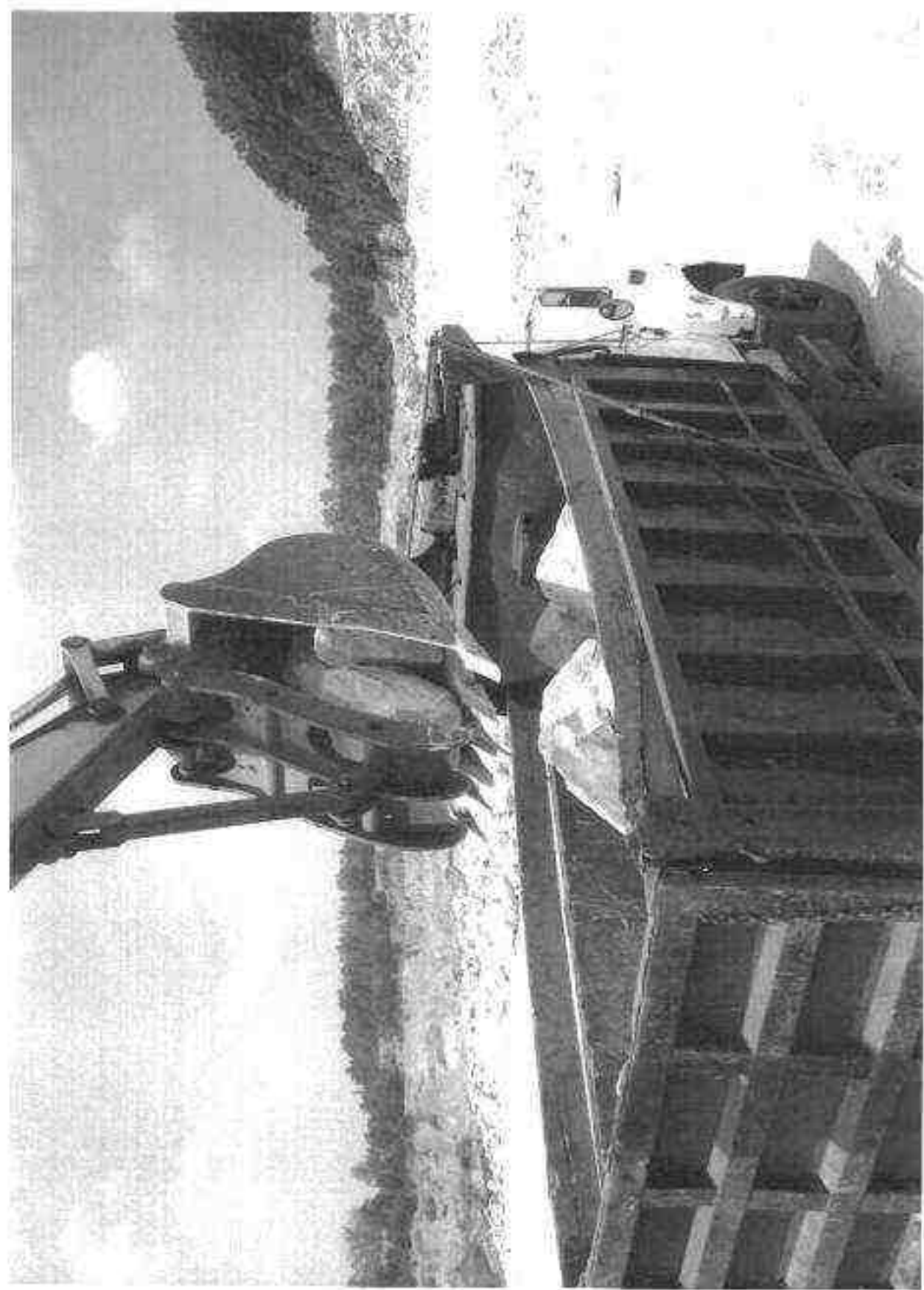




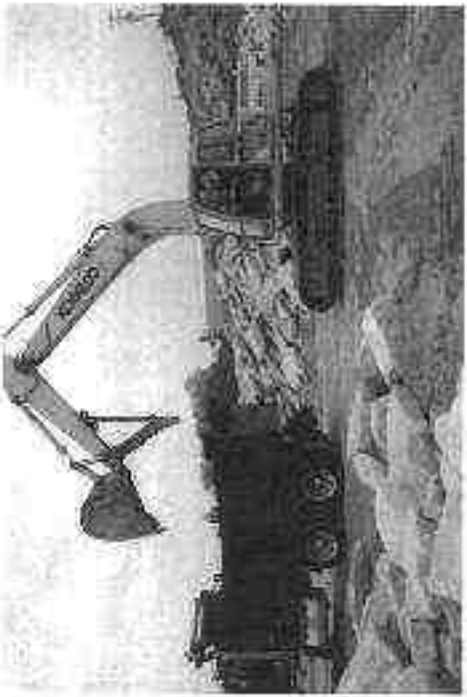


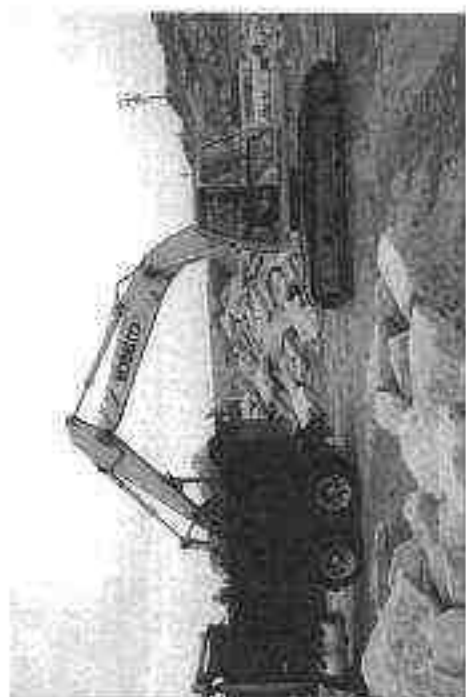
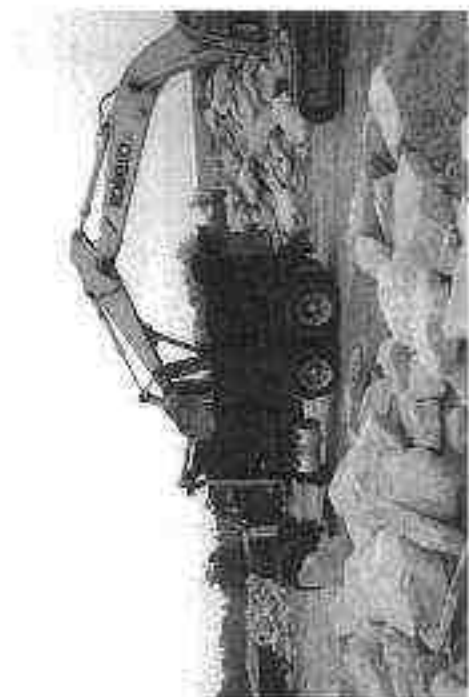
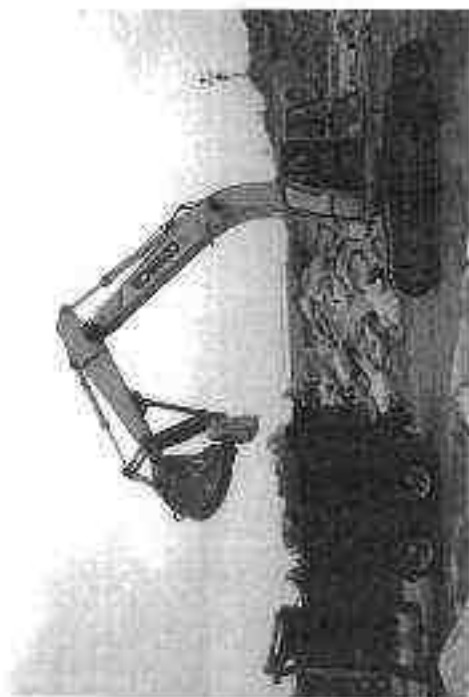
Loading Class "D" Rip Rap

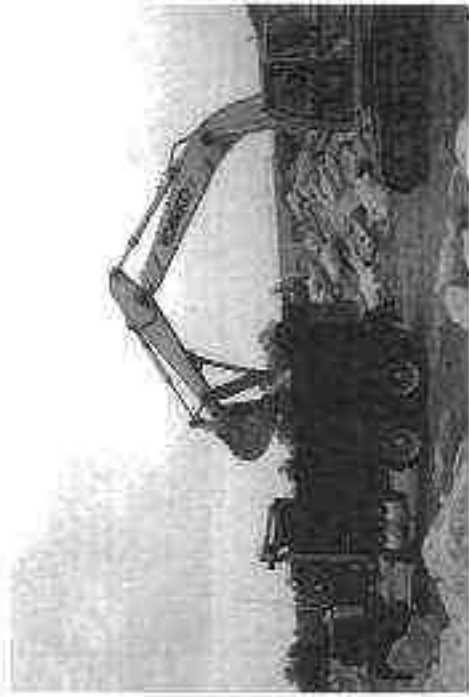
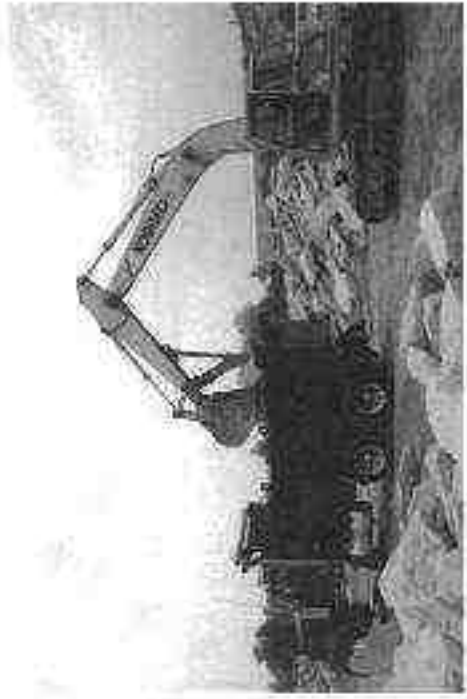
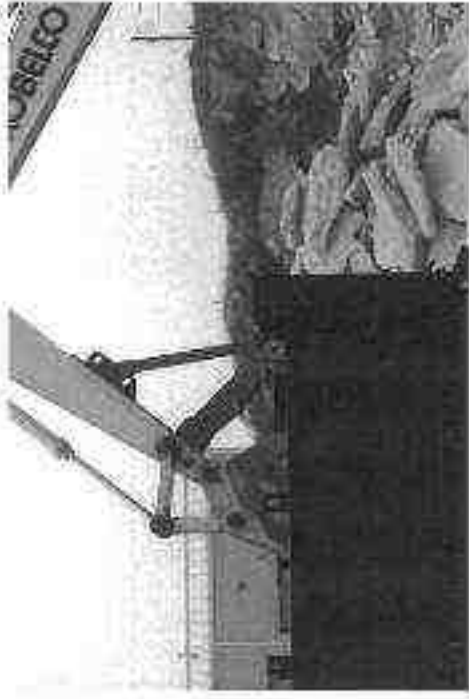


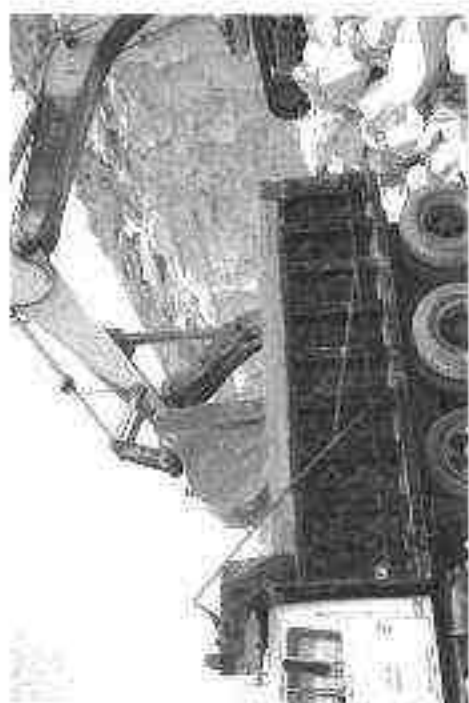


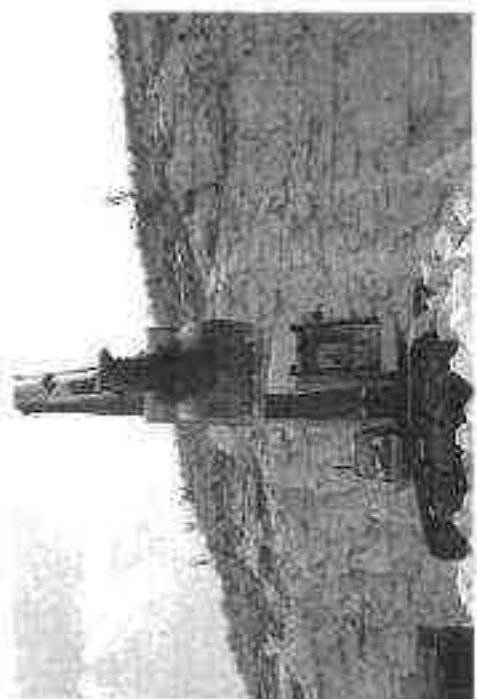














MEMORANDUM

TO: All County Council Members;
Mr. Dale Surrency, Administrator

FROM: Beth Hulse, Clerk to Council

DATE: July 13, 2007

CC: Bradley A. Norton, County Attorney

RE: **ADDITIONAL PHOTOS FOR AGENDA ITEM**
RE: TRACK HOE

Dale K. Surrency
Administrator

Oconee County
Administrative Offices
415 South Pine Street
Wahula, SC 29891

Phone: 803 718 1023
Fax: 803 718 1071

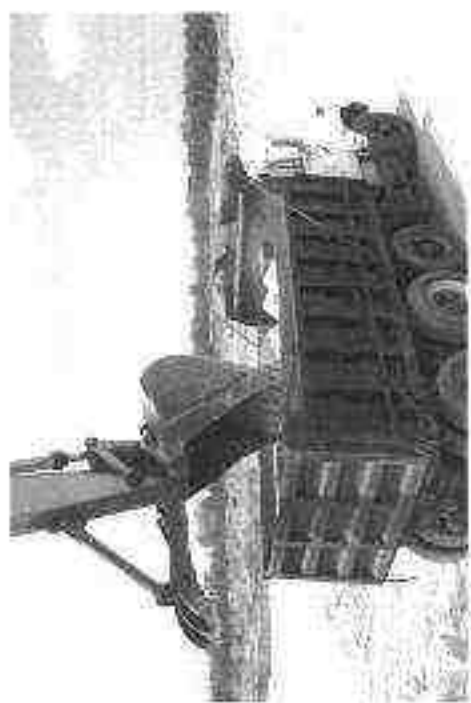
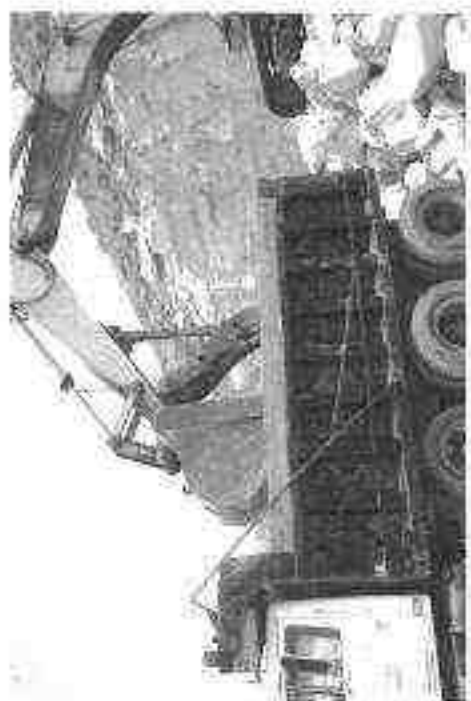
E-mail:
bhulse@oconee.org

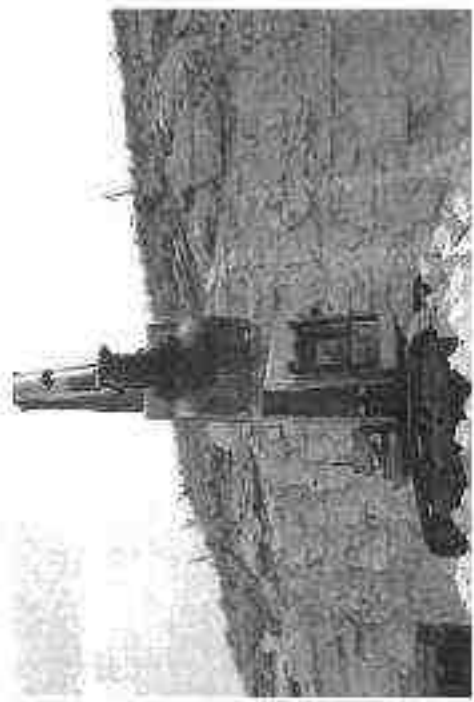
George C. Blanchard
District I
Thomas S. Crumpton
District I
Mario Suarez
District II
Marian E. Lyles, Chair
District IV
H. Frank Adlesick
District V

Enclosed please find additional copies of photos the Class D Rip Rap being loaded by the Track Hoe.

Attachment: Photos [3 pages]





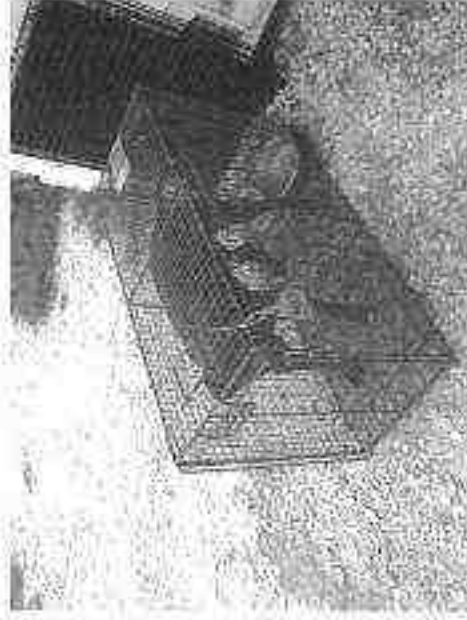


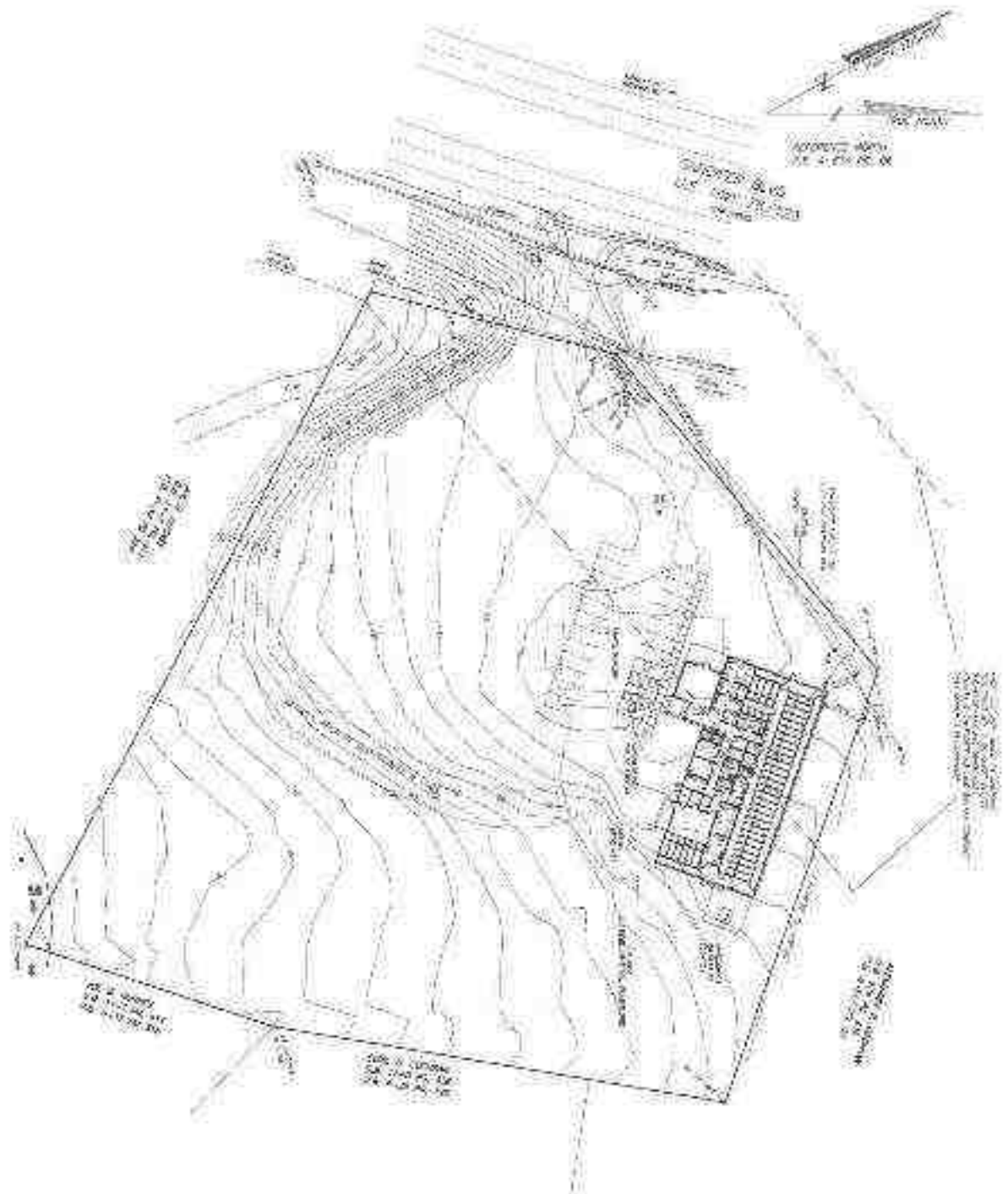


Oconee County Animal Shelter



Oconee County Animal Shelter





SP101a

DATE	DESCRIPTION

PRELIMINARY SITE PLAN
 OCONEE COUNTY
 ANIMAL SHELTER
 PROJECT NO. 2008-00000

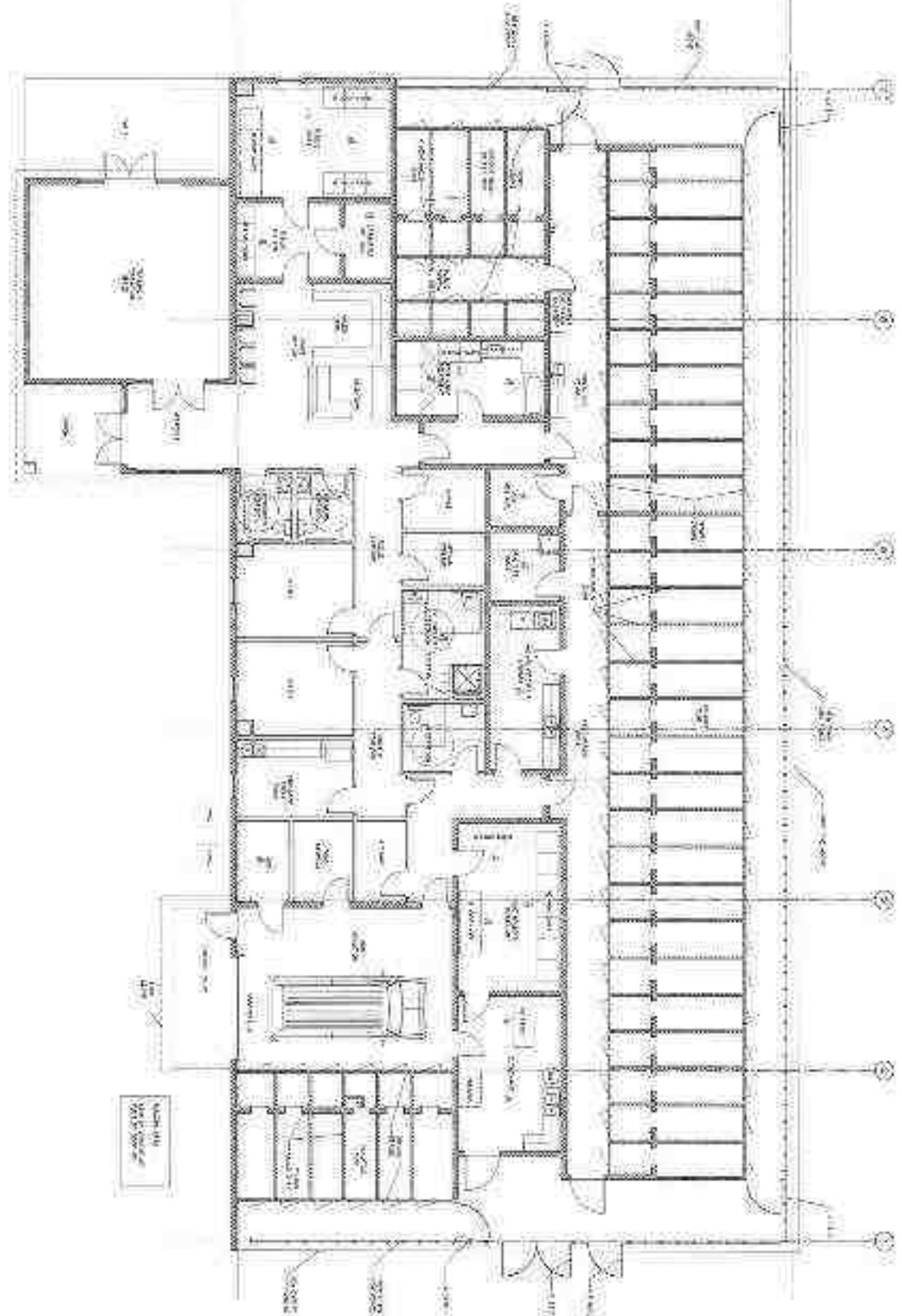
ARCHITECT: [Faint text]
 ENGINEER: [Faint text]

DATE: [Faint text]
 SCALE: [Faint text]

REVISIONS			
NO.	DATE	BY	REVISION



PROPOSED FLOOR PLAN - SECOND



DATE: 10/15/2010
 DRAWN BY: P. J. JONES
 CHECKED BY: J. J. JONES

AMHS
P-101a

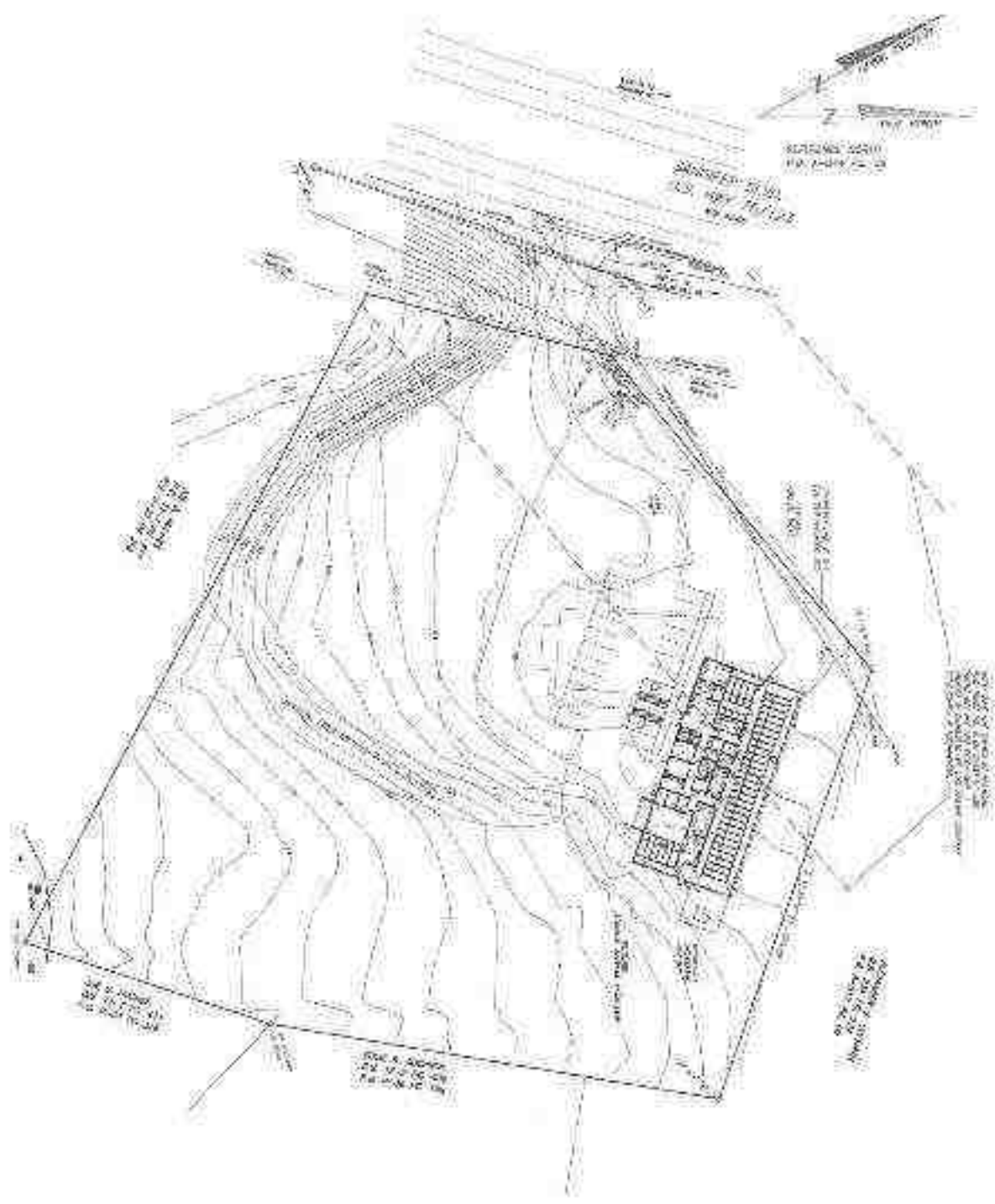
PROPERTY LOCAL AGENCY
 NEW PROJECT NO:
**OCONEE COUNTY
 ANIMAL SHELTER**
 A SMALL ANIMAL CARE CENTER

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE OCONEE COUNTY ANIMAL SHELTER DESIGN AND CONSTRUCTION MANUAL. THE OCONEE COUNTY ANIMAL SHELTER DESIGN AND CONSTRUCTION MANUAL IS AVAILABLE AT THE OCONEE COUNTY ANIMAL SHELTER, 1000 W. 10TH STREET, OCONEE, GA 31528.

DATE: 10/15/2010
 DRAWN BY: P. J. JONES
 CHECKED BY: J. J. JONES

REVISIONS		
NO.	DATE	DESCRIPTION





AVHS
SP101

NO.	DATE	DESCRIPTION

PREPARED BY PLAN
FOR PROJECT FOR
**OCCOONEE COUNTY
ANIMAL SHELTER**
SHELTER, WITH EXHIBIT

DESIGNED BY
ARCHITECT AND ENGINEER
REGISTERED PROFESSIONAL ENGINEER
REGISTERED ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
REGISTERED SURVEYOR
REGISTERED PLANNING
REGISTERED HISTORIC PRESERVATION

DATE OF THIS PLAN
DATE WHEN THIS
DATE OF THIS PLAN
DATE WHEN THIS

REVISIONS

NO.	DATE	DESCRIPTION



This drawing is the property of the architect and is not to be used for any other project without the written consent of the architect.

J. Davis Construction, Inc.

12245 S. Hwy 11
Westminster, SC 29693

Customer Proposal

Date:	Estimate #	
7/24/2007	CP	65

Name / Address
Geonce County 415 South Pine Street Walhalla, SC 29691

Job

Animal Shelter

UBS ID

USSE

In Master Schedule

Description	Quantity	Cost	Total
A New Building For the Geonce County Animal Shelter Per Attached Material Allowance Take Off General Requirements to include Assumes No Charge for Building Permits Taps and Impact Fees Architectural and Engineered plans Chapter 17 Testing By others Payment and Performance Bonds	1	0.00 842,655.63	0.00 842,655.63
<p>Site Work to include: Allowance for grading plan \$4000.00 Site Fences and Utilities to building Spreading of County Provided Gravel for Parking Pad For Encinerator One handicap ramp at front entrance (All other sidewalks and grading by others)</p> <p>Concrete to include: 4" slab for building with turn down footings</p> <p>Masonry to include: 8" and 4" block per preliminary P-10/A Floor Plan Paired. Front Exterior wall to be metal to Finished Floor in lot of masonry shown on plan.</p> <p>Metals to include: Preengineered metal building with 1/12 pitched snow down pavilume roof Colored 26 Gauge metal sides All interior framed walls out of steel studs.</p> <p>Thermal and Moisture Protection to include:</p>			
Thank You for the opportunity to bid on your project.			Total

J. Davis Construction, Inc.

12245 S. Hwy 11
Westminster, SC 29693

Customer Proposal

Date	Estimate #	
7/24/2007	CP	15

Name / Address
Office County 415 South Pine Street Walhalla, SC 29691

Job

Animal Shelter

Job ID

10391

In Master Schedule

Description	Quantity	Cost	Total
Insulation in framed walls ground bathrooms insulation over lay in Ceiling 3" Insulation under all master areas under roof deck			
Doors and windows Per plan with mortized mechanism on 18x18 roll up door. Includes Gilbane Doors			
Finishes to include: 3/8 Sheet rock on all framed walls painted Paint on all exposed Block walls			
Specialties to include: Allowance for chain-link security fence around perimeter of property Chainlink fencing and gates per P-10 in plan Cabinets per plan			
Mechanical to include: Painting and fixtures per plan Two instantaneous hot water heaters installed HVAC to include 8 in three heaters, 2 exhaust fans, 1 3 ton, 2 ton, and 1 1.5 ton gas furnaces Sprinkler System Installed			
Electrical to include standard light fixtures and wiring of all Mechanical needed Telephone and networking systems by others			
Contingency by County		-15,000.00	-15,000.00
Ch. 17 Testing by County		2,500.00	2,500.00
Gravel Materials by County		-1,430.00	-1,430.00
Deduct Cabinets and provide free standing utility sinks in lieu of drop in and set sinks	1	-22,250.00	-22,250.00
Thank You for the opportunity to bid on your project		Total	

J. Davis Construction, Inc.

12245 S. Hwy 11
Westminster, SC 29693

Customer Proposal

Date	Estimate #	
7/24/2007	CP	35

Name / Address
Deehee County 413 South Pine Street Wichaha, SC 29691

Job

Animal Shelter

Job ID

T0301

In Master Schedule

Description	Quantity	Cost	Total
Add for allowance for monitored fire and burglar alarm system	1	6,500.00	6,500.00
Thank You for the opportunity to bid on your project.			Total
			\$810,975.65

Customer: OC Humane Society		
Date:		
TO BUILD NEW BUILDING		
Sub Totals Per Division		
Subtotal Gen. Requirements Division 1	\$	214,906.71
Sub Total Site Work Division 2-includes site plan	\$	106,340.00
Sub Total Concrete Division 3	\$	49,559.72
Sub Total Masonry Division 4	\$	54,655.03
Sub Total Metals Division 5	\$	102,641.03
Sub Total Wood and Plastic Division 6	\$	-
Sub Total Thermal and Moisture Protection	\$	2,214.00
Sub Total Doors and windows Division 8	\$	42,515.00
Sub Total Finishes Division 9	\$	46,656.64
Sub Total Specialties Division 10	\$	1,500.00
Sub Total Equipment Division 11	\$	47,000.00
Sub Total Furnishings Division 12	\$	22,200.00
Sub Total 14 Conveying Systems	\$	-
Sub Total Mechanical	\$	111,292.50
Sub Total Electrical Division 16	\$	44,175.00
Total Job Cost	\$	845,655.63
Job Notes		
Modified Contract Job Budget		
Per new Preliminary Plan P101A		
Including Site work not provided by Sam Threl and County		
Deduct Cabinets	\$	(22,250.00)
Contingency by County	\$	(15,000.00)
Ch. 17 Testing By County	\$	(2,500.00)
Gravel Materials By County	\$	(1,430.00)
Add as Allowance for metered fire & burg. Alcx.	\$	6,500.00
	\$	810,975.63

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: Aug. 7, 2007

COUNCIL MEETING TIME: 7:00pm

ITEM TITLE OR DESCRIPTION:

South Carolina State Visitors Guide Advertising request.

BACKGROUND OR HISTORY:

"Smiles" is the South Carolina State Visitors Guide produced annually by the South Carolina Department of Parks, Recreation & Tourism. The Visitors guide is placed in tourism destinations, SC Welcome Centers, local visitor's centers, and convention bureaus across the state, as well as shipped nationally and internationally by request. The visitors guide is also available for viewing online at www.DiscoverSouthCarolina.com

SPECIAL CONSIDERATIONS OR CONCERNS:

The Parks, Recreation & Tourism Commission recommends an expenditure from the 75% Local Accommodations Tax fund in the amount of \$8,500.00 for a 1/3 page vertical advertisement showcasing Oconee County Waterfalls for the 2008 "Smiles" visitors guide. The advertisement will be designed to allow for the tracking of hits through a specific web page to determine the success of the advertisement. This is an acceptable use of Local Accommodations Tax funds, as described in State Law 6-1-500. This recommendation was approved by the PRT Commission July 26, 2007 by unanimous vote.

STAFF RECOMMENDATION:

Approval of expenditure of funds for advertising Oconee County in the 2008 South Carolina State visitors guide.

FINANCIAL IMPACT:

The total cost of this project will be \$8,500.00. The existing balance of the 75% fund is \$138,856.20. If request approved, the new balance will be \$130,356.20.

ATTACHMENTS:

Copy of "Smiles" Visitors guide

Submitted or Prepared by:

Phil Shirley
Director of Parks, Recreation & Tourism
(Department Head/Elected Official)

Approved By:


Dale Surratt,
Oconee County Administrator

Reviewed By/ Initials:

_____ County Attorney

PSJ/AVP Finance

VHK Other

C: Clerk to Council

South Carolina

Smiles

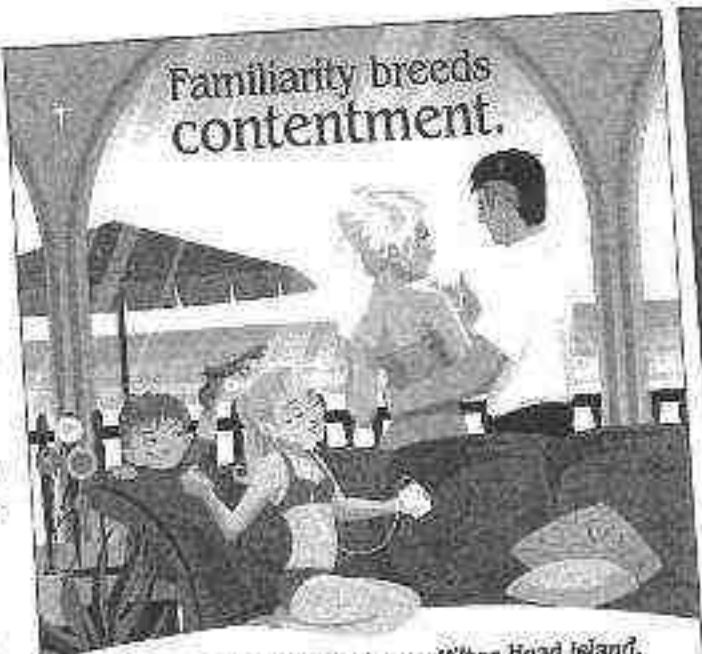
and Places



It's time.

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www.discoverouthcarolinatourism.com

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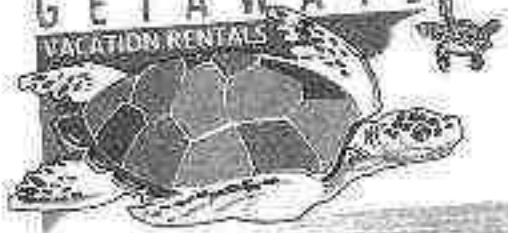
Call 800-552-3488 or
Visit us online
ResortQuestHiltonHead.com/SC
Mention Code DIR-SC

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**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: 8/07/2007
COUNCIL MEETING TIME: (7:00pm)

ITEM TITLE OR DESCRIPTION:

Change order requisition for Construction Products of NC (roof materials) for Next Day Apparel Building (New DSS building renovations).

BACKGROUND OR HISTORY:

Original PO was issued to Construction Products of NC in the amount of \$330,006.71, based on a list of materials needed supplied from the roof manufacturer. In the process of demolition of the old roof, there were unforeseen circumstances causing additional insulation to be added, in turn increasing the cost in materials. Because staff was anticipating some of the other material quantities to come in under budget, the project manager made the decision to hold off on requesting a change order until the final quantities were available, which was not until the end of the job.

SPECIAL CONSIDERATIONS OR CONCERNS:

For this project, there were two (2) PO'S issued for the construction of the roof: one for labor and one for the materials. Interstate Roofing, Inc. (labor) came in significantly under their original budget. Construction Products of NC (materials) came in over because of the additional insulation needed to complete the roof. As a whole, the project itself is coming in under the budget by approximately \$152,950, because Facilities Maintenance staff was able to perform more of the demolition and installation than originally anticipated.

STAFF RECOMMENDATION:

Staff recommends approval of a change order for \$26,000 for Construction Products of NC for additional insulation materials.

FINANCIAL IMPACT:

Does not impact cost of total project in anyway as Interstate Roofing, Inc. finished under budget and those funds have been liquidated back into the overall remaining balance.

ATTACHMENTS:

1. Additional Material List provided by Interstate Roofing Inc.

Submitted or Prepared by:


(Department Head/Elected Official)

Approved By:


Dale Surratt,
Oconee County Administrator

Reviewed By/ Initials:

County Attorney

Finance

 Procurement

C: Clerk to Council

-----Original Message-----

From: Jeff Taylor [mailto:jtaylor@interstateroofing-nc.com]

Sent: Wednesday, July 18, 2007 3:53 PM

To: Lake Julian

Subject: Material list

Additional Material needed for Oconee State Complex

Product	Price	Quantity	Total
Siplast ISO insulation package	\$19,450.00	1 ea	\$19,750.00
Additional amount to change design to make up for pre-existing nailer height			
Siplast P20	\$59.15 roll	50 rolls	\$2,957.50
Siplast P30FR	\$55.35 roll	20 rolls	\$1,107.00
Siplast Roofing Granules	\$17.03 ea	25 Pails	\$425.75
PA 828 Flashing Cement	\$32.90 ea	20 buckets	\$658.00
Steel Rivets Pre-finished	\$.08 ea	5,000 ea	\$400.00
34" Squeegee	\$16.00 ea	36 ea	\$576.00
Vent Pipe Collars (Lead) 3"	\$7.70 ea	6 ea	\$46.20
TOTAL			\$25,920.45

PROJECT SENTRY OVERVIEW

August 7, 2007

Project Sentry is seeking a Fee-In-Lieu-Of-Tax Agreement for \$30,000,000.

Attached is the page from the South Carolina Department's Business Incentive Summary which breaks out the Fee Schedule for the project. You will note that the estimated fees for the project cover a 22 year period due to the fact the investments will not all be made in the same year. It is expected the County will receive approximately \$2,519,454 in new fees during that period or an average of \$114,520.63 per year.

Also attached is a Summary of a Cost Benefit Analysis of the project. A copy of the method to complete the Analysis is also attached. It should be noted the model used lumps all the investments in one year and therefore the "final" numbers differ from the SC Department of Commerce numbers.

The model indicates a local positive ratio of 6:1 for year one and a 20 year net present value of 4:1.

Please remember that the Fee-In-Lieu-Of-Tax Agreement does not require the creation of additional jobs. Project Sentry has indicated there may be new jobs created but are not ready to announce any numbers at this time.

**Illustration of Fee-In-Lieu of Property Tax
Project Sentry
Oconee County
6%, 20-Year Fee, Locked Millage, Normal Fee Schedule**

ESTIMATED FEE SCHEDULES

Year	Taxes with Abatement*	Yr 1 Invest. 9,301,359	Yr 2 Invest. 12,906,426	Yr 3 Invest. 9,479,600	Payments with Fee	Savings with Fee
1	\$120,885	\$102,167			\$102,167	\$18,518
2	\$276,725	\$90,485	\$141,512		\$231,898	\$44,790
3	\$371,120	\$78,804	\$135,050	\$104,161	\$308,035	\$63,145
4	\$328,219	\$67,122	\$108,568	\$92,332	\$268,042	\$58,177
5	\$280,322	\$55,441	\$92,125	\$80,484	\$228,050	\$52,272
6	\$259,633	\$43,759	\$75,683	\$68,636	\$188,058	\$71,575
7	\$240,771	\$32,076	\$59,201	\$56,787	\$148,066	\$92,705
8	\$202,771	\$20,396	\$42,738	\$44,938	\$108,073	\$94,698
9	\$147,126	\$18,272	\$26,275	\$33,091	\$77,839	\$69,487
10	\$120,191	\$18,272	\$23,283	\$21,243	\$62,797	\$57,394
11	\$117,229	\$18,272	\$23,283	\$19,088	\$60,843	\$56,585
12	\$118,401	\$18,272	\$23,283	\$19,088	\$60,843	\$57,558
13	\$110,985	\$18,272	\$23,283	\$19,088	\$60,843	\$58,942
14	\$120,781	\$18,272	\$23,283	\$19,088	\$60,843	\$60,138
15	\$121,989	\$18,272	\$23,283	\$19,088	\$60,843	\$61,345
16	\$123,208	\$18,272	\$23,283	\$19,088	\$60,843	\$62,565
17	\$124,441	\$18,272	\$23,283	\$19,088	\$60,843	\$63,797
18	\$125,685	\$18,272	\$23,283	\$19,088	\$60,843	\$65,042
19	\$126,942	\$18,272	\$23,283	\$19,088	\$60,843	\$66,299
20	\$128,211	\$18,272	\$23,283	\$19,088	\$60,843	\$67,568
21	\$129,493		\$23,283	\$19,088	\$61,388	\$68,105
22	\$130,788			\$19,088	\$105,709	\$22,079
TOTALS	\$3,832,438	\$709,517	\$958,547	\$730,752	\$2,519,454	\$1,312,984

\$ 29,703,084	Taxable M&E	11%	Annual Depreciation	0.2010	Millage Rate
\$ 1,984,200	Land/Blgd*	90%	Max Total Depreciation	0.0683	County Abatement
\$ 31,687,284	Total Investment	8.00%	Assessment Rate	1.00%	Millage Growth

*This assumes the value of real property (land and building) invested each year remains stable at \$1,984,200 for 22 years.

†All new manufacturing establishments or additions to existing manufacturing establishments in which an investment of \$50,000 or more is made, are entitled to a statutory abatement/exemption from county operating taxes for a period of 5 years from the year of investment. However, if a company enters into a PILOT, they may not take advantage of the abatement. In order to show the savings that are solely attributable to the PILOT, we have included the abatement in our annual tax schedule calculation for illustration purposes only.

Introduction

The South Carolina Economic Developer's Association (SCEDA) Cost/Benefit model was designed by a committee of state and local economic development professionals as a tool to help economic development practitioners in the state. The group's intent was to design a model intricate enough to assist state and local officials with decisions regarding the value of economic development projects yet simple and easy to use.

The model is an Excel Spreadsheet consisting of nine worksheets: Project Description, County Variables, Summary, State Gov't, Local Gov't, Local Economy, Property Taxes, Enterprise Rates, and Multipliers. In order to complete an analysis, the user will only need to work with the first three pages: input information on the first two pages, Project Description and County Variables, then print out the Summary page. The other six worksheets contain the formulas described on this page.

The user will open the model to the Project Description page. Most of the questions and information asked for on this page deal with the very basics of the project. There are questions that relate to the tax implications of the project. The user need only possess a very basic understanding of South Carolina's tax incentive policies to complete the required information. The user model must have a value in the red cells.

Once the user has entered all the appropriate data on the Project Description page, the user will need to click on the County Variables tab at the bottom of the worksheet to enter the data needed on the County Variables page. When the user first opens the model, he/she will find that some of the data is already filled in. As is the case with the Project Description page, information must be entered in the cells marked in red. The more county specific data that is entered on this page, the more accurate and, therefore, valuable the model will be. It is strongly recommended that the user replace all the data on this page with the most recent data available on his/her county.

Once the County Variables page is complete, the user can click on the Summary tab at the bottom of the worksheet and move to the completed Summary page. Here the user will find a recapitulation of the project description and multipliers, a listing of the costs and benefits to both state and local government and the overall anticipated impact of the project on the economy. By clicking on File, Print, and then OK, or by clicking on the print icon on the toolbar, the model will print out a two-page analysis of all the costs and benefits calculated.

The following pages will take the user through the first three pages of the model and explain both what the model asks for and, based on the formulas, what it can tell you.

Page 1 - Project Description

The Project Description page is where the user will input project specific information that will ultimately be evaluated. Cells marked in red font are cells that must be answered for the Cost/Benefit Analysis to be complete. Once those cells marked in red are complete, those cells not marked in red, yet dependent on the red cells, will automatically change and function correctly. Most of these cells ask very direct, routine questions, and each cell on this page is directly related to the model's final outcome.

JIC Tier

"Jobs Tax Credit Tier" refers to the county's classification for the Jobs Tax Credit. The user must insert numbers (1 to 5) that correspond with the following table.

Distressed County	1
Least Developed	2
Under Developed	3
Moderately Developed	4
Developed	5

Once the value is inserted, the model will automatically calculate the value of the Jobs Tax Credit and the county percentage of the Job Development Credit; i.e., 100%, 85%, 70%, or 55%.

Manufacturing (yes/no)

This cell must be answered correctly in order for the Property Tax function to properly calculate the revenues expected for local government. This cell will affect both the assessment ratio and the depreciation rate. A manufacturer's depreciation rate will default to 11% annually.

SIC

If the user wishes to use an income multiplier, a value for the company's Standard Industrial Classification Code (SIC) between 20 and 99 must be inserted in cell B-6.

Project Multipliers

There is only one cells under Project Multipliers that a user must answer. The first question in the right hand column, cell E-9, asks if the user wants to use income multipliers. If the user answers "no" in cell I-9, a multiplier of 1 will automatically be used and the model will not calculate any indirect jobs from the project, nor will it calculate any impact of the payroll from indirect jobs.

If the user answer in cell I-9 is "yes", the model will select a multiplier based on the project's Standard Industrial Classification Code (SIC) asked for in cell B-6. These multipliers are based on Regional Input-Output Modeling Systems (RIMS) and modified by the South Carolina Bureau of Economic Advisors to more accurately reflect the state's

economy. They range from 2 to 2.5. If the multiplier is 2 then the model will assume that for every dollar of payroll the project brings into the state, another dollar of payroll is created elsewhere in the economy.

Investment - Construction and Investment - Machinery multipliers, 1.6 and 0.2 respectively, also come from the South Carolina Bureau of Economic Advisors and reflect the historical impact of investment in South Carolina.

Investment & Operations

There are six cells the user must properly fill in under Investment & Operations. The first four cells, "New Building Construction," "Existing Building," "Land," and "Equipment Less Pollution Control," are simply the investment parameters used in negotiations with the project.

The fifth cell, C-13, "Utilities (If Publicly Owned)", asks for the estimated Year 1 projected utility bill if the utilities are owned by a local government entity. For example, if a company is locating in an area served by the Orangeburg County Public Works, a user will insert the estimated amount of the first-year bill. If this cell is filled-in, it will grow annually by the inflation factor found on line 25 of the "Inputs" worksheet.

The sixth cell under Investment & Operations (C-14) is labeled "Annual estimated cost of operational supplies." If the user knows the amount of office supplies that will be purchased annually to operate the facility, it would be inserted in C-14. As is the case for all recurring costs that impact the model, the value placed in this cell will grow annually by the inflation factor on the "Inputs" worksheet.

Employment

The only information called for under the employment category is Total Employees, (cell C-18), Average Hourly Wage (C-19) and Percent New Residents (C-23). Once the user inserts direct employment for the project and the average hourly wage, the direct total payroll and the indirect payroll will be calculated. In addition, cell C-22, will calculate the total direct and indirect payroll. Both of these will be included on the summary page. Note: If the user chooses *not* to use multipliers, the values for "Total Payroll" and "Total Direct and Indirect" should be identical.

The user will notice values calculated in cells I-19 through I-21. These cells show Direct Employment, Indirect Employment, and Total Direct and Indirect Employment. Direct employment will equal the number of employees from the project already entered into cell C-18. Indirect employment is a calculation of the "spin-off" jobs. It is a result of the ripple effect the direct payroll will have on the economy. The calculation of indirect employment is indirect payroll divided by the average salary figure in cell I-14.

In the last cell under Employment, Percent new Residents (cell C-23) the user needs to insert the percentage of the facility's total employment that will relocate to the community. The state's cost/benefit model assumes ten percent of all new employees will be new residents to the state. When you receive this model, there will be a value of

ten percent in cell C-23. For a manufacturer, ten percent is probably a little higher than the norm. However for a true headquarters facility, it is probably quite a bit low. The higher this percentage, the greater the financial impact to the community.

Taxes

The user will find seven questions under Taxes that must be answered. With the exception of one, cell C-28 (Economic Impact Zone) each question relates to an incentive controlled by local government.

Cell C-26 holds the annual value of the Jobs Tax Credit based on the county's tier or designation as determined by the Department of Revenue. If cell B-4 (JTC Tier) is correct, the value shown in cell C-26 should be correct. If the value in cell C-26 is not correct, the user should check the information in cell B-4 for accuracy.

Cell C-27 asks the user if the county is designating the new facility site as a multi-county industrial park. If the user answers "yes," the value in Cell C-26 should automatically increase by \$1,000. A "yes" answer will also result in a calculation of the multi-county park "split" on its impact on the property tax revenue to local government.

Economic Impact Zone (Yes, No) refers to the Economic Impact Zone Investment Tax Credit. The following counties are designated Economic Impact Zones by the Budget & Control Board.

Economic Impact Zone Counties

Aiken	Dorchester	Marion
Allendale	Dillon	McCormick
Bamberg	Edgefield	Newberry
Barnwell	Florence	Orangeburg
Beaufort	Georgetown	Richland
Berkeley	Greenwood	Saluda
Calhoun	Hampton	Williamsburg
Charleston	Horry	
Clarendon	Jasper	
Colleton	Lexington	

Cells C-29 and C-30 refer to the Job Development Credit. These cells are based on the county's tier for Jobs Tax Credits and the average wage for the project. Therefore, if cells B-4 and C-19 are answered correctly, cells C-29 and C-30 should also be correct. If "N/A" appears in either C-26 or C-29, check cell B-4.

Cells C-31 through 35 are specific to any local property tax incentives being offered. Cells C-31 to C-33 deal specifically with the Fee-in-lieu. Has it been offered and, if so, what are the parameters the county has offered i.e., the assessment ratio and what type of millage agreement will be used?

Cells C-34 and C-35 deal exclusively with Special Source Revenue Bonds or Credits and only in their simplest form. Cell C-34 asks what percentage of revenue the county is willing to use to provide infrastructure for the project and cell C-35 asks the user to insert how long the county anticipates diverting revenue to the project.

Please note three important points regarding these three questions:

1. This model should not be used to calculate the proceeds the county could generate through the sale of a Special Source Revenue Bond. It is merely a tool to calculate the anticipated cost of using X amount of revenue for a specified number of years to pay for infrastructure associated with the model.
2. A project does not have to be under a fee-in-lieu agreement to receive Special Source financing. However if it is not under a fee-in-lieu agreement, it must be in a multi-county industrial park.
3. This model does not recognize improper use of the fee-in-lieu or special source revenue bonds and credits.

State Costs and Local Government Commitments

The user should only put values into cells C-39 to C-52 that reflect cash outlays to the project from either state or local governments. These cells should not reflect, in any way, on project commitments related to special source financial arrangements. To do so would be double counting local commitments.

Page 2 – County Variables

Once the Project Summary page is completed, the user must move to the County Variables page. There are 26 pieces of information asked for on this page that will directly impact the model's final product. And, while the model will return estimates of cost and benefit to the user without a value in each and every cell, in order to get the best, most complete return, each cell should be filled in correctly.

Most of the information asked for, such as county budget, population, millages, etc., requests absolute values specific to an individual county and should be relatively easy to find. Others, such as inflation factor, percentage of materials bought locally, etc., will be estimates. When you receive the model you may find some cells already filled in. These cells will likely be state averages or assumptions. If the user has more accurate data for his/her county or region, or information from the project being analyzed, it should be substituted for any values in place at the time the model is first opened.

PLEASE NOTE: Millages should be entered as 0 . XXX

Page 3 – Summary

The Summary page brings all the calculations done throughout the model forward into a two-page printout that presents the user with an organized snapshot of all the costs and all the benefits calculated in the model. In most cases this is the only page a user will need to print out. Here the user will find the basic project description, multipliers used, direct and indirect employment calculations, and the net costs and benefits of a project. The second page presents an item-specific break-down of the all the costs and benefits of the project to state government, local government and the private sector economy in general. Each of these items is presented for Year 1, as well as the Net Present Value calculation for a 20-year period.

State Costs

For most people the cost to the state of an economic development project are usually thought of as incentives, however there are also costs that are not directly related to the project. The user will find the following costs listed on the Summary page for state government.

- Jobs Tax Credits
- Job Development Credits
- Economic Impact Zone
- Center for Accelerated Technology (CATT)
- Set Aside Fund & Other Grants
- Increased State Education Costs
- Property Tax Relief

1. Jobs Tax Credits

The model assumes that every project being assessed qualifies for Jobs Tax Credits. Furthermore, it assumes the company is able to begin using the credits in Year 3 and uses an equal portion each year for the following 15 years.

2. Job Development Credits

The calculation for Job Development Credits assumes the company begins collecting on 100% of all new employees described in the Employment section of the Project Description page in Year 3 at the wage level stated initially plus inflation for 15 years. The wage percentage and the county percentage stay the same for the entire duration of the incentive.

3. Economic Impact Zone

If the user indicates the project site is located in a county designated as an economic impact zone by the Budget and Control Board in cell C-28 of the Project Description page, the state will incur as a cost the Economic Impact Zone Credit. This cost is calculated as 3% of the company's investment in equipment spread out evenly over 10 years beginning in Year 2.

4. Center for Accelerated Technology Training (CATT)

The model assumes 100% of all employees listed on the Project Description page receive training through the states Center for Accelerated Technology Training at a cost to the state of \$3,000 per employee.

5. Set Aside Fund & Other Grants

This is simply a total of all grants entered as State Costs on the Project Description page.

6. Increased State Education Costs

This is an estimate of the cost to the state of educating new children that enter the local school district. The calculation uses an estimate of the amount the state sends to local school districts, found in cell C-24 of the County Variables page. It assumes that for every two new employees moving into the area, as defined in cell C-23 of the Project Description page, one new child will be brought into the school district. This assumption is based on estimates done by the Budget & Control Board.

7. Property Tax Relief

The state provides homeowners relief from the property taxes levied by local school districts for operations. This model substitutes the Non-County Millage in cell C-13 on the County Variables page for the operating school millage. It then multiplies that millage by 0.04 and the median price for single-family homes and the number of new residents moving to the state to determine the cost to the state of this item.

State Benefits

The benefits to local government of an economic development project that are measured in this model are:

- State Revenues From Direct and Indirect Activity;
- Rural Infrastructure Fund;
- Reduction in AFDC Costs;
- Net State Benefits; and,

➤ Cost/Benefit Ratio

1. State Revenues From Direct and Indirect Activity

The State Budget and Control Board's Bureau of Economic Advisors (BEA) estimates the state accrues a financial benefit of 7.5% of every dollar of direct and indirect payroll as well as direct investment and any indirect dollars generated from the facility construction.

2. Rural Infrastructure Fund

The Department of Revenue deposits the portion of the maximum Job Development Credit available to a company that is restricted by the county's development status into the Rural Infrastructure Fund.

3. Reduction in AFDC Costs

The BEA assumes that for every 10 new jobs created, one family will be removed from the rolls of Aid to Families with Dependent Children.

4. Net State Benefits

Net State Benefits is the Total State Cost less Total State Benefits.

5. Cost/Benefit Ratio

The cost/benefit ratio equals the costs of the project to the state divided by the benefits of the project to 1. Therefore, for every dollar invested, the state receives a benefit of X. A positive number shows a net benefit to the state.

Local Government Costs

Economic development projects impact on local governments in many ways, including incentives, increased cost of services, and the additional burden on schools of new children brought into the local school district. The following items examined in this analysis:

- Fee-in-Lieu of Property Taxes
- Multi-County Park Split
- Special Source Revenues
- Government Services
- Education Costs

- ✖ Site Acquisition
- ✖ Site Preparation
- ✖ Site Utilities
- ✖ Special Infrastructure
- ✖ Equipment/Machinery
- ✖ Special Development Financing
- ✖ Consulting/Special Studies
- ✖ Waived Fees / Permits
- ✖ Streamlined Approvals

1. Fee-in-Lieu of Property Taxes

This is a calculation of the difference in the property taxes the company would have paid were it not under a fee-in-lieu. If the user correctly entered the information in cells C-31 through C-33 on the Project Description sheet and cells C-12 through C-14 on the County Variables page, the model will provide the user with an illustration of the potential revenues the county will forgo by entering into a fee-in-lieu (FILOT) agreement. If the user indicates a FILOT is not being offered to the company in cell C-31 of the Project Description, there should be no value relating to the cost of the FILOT.

Please note: The model does not show a cost of the property tax abatement. It also does not calculate the abatement for non-manufacturing projects.

2. Multi-County Park Split

If the user enters a "yes" in cell C-27 of the Project Description page the model will calculate a value for the portion of property tax or fee-in-lieu payments that go to the partner county for multi-county parks. In order to get the most accurate calculation, the user must enter the correct percentage in cell C-8 of the County Variables page.

3. Special Source Revenues

Cells C-34 and C-35 of "Project Description" ask the user questions regarding the use of Special Source financing, the percentage the county is willing to use and the duration of the commitment. (As stated above, this model should not be used to calculate the proceeds of the sale of Special Source Revenue Bonds.) The values the user enters into cells C-34 and C-35 are applied to the anticipated property tax proceeds to calculate this cost to the county.

4. Government Services

The increase in the project's cost to county government reflects strictly the cost of service to new residents to the county. The calculation takes the cost of county services per capita, taken from cell C-6 of "County Variables," and multiplies it by the number of new residents to the county, a calculation of percentage of new residents times the number of total direct employees. As with all on-going costs and benefits, the cost of local government services increases at the rate of inflation entered into cell C-25 of County Variables.

5. Education Costs

The increase in the education cost of the project is very similar to the calculation above measuring the increase in the cost of local government. The model calculates the number of children added to the local school district by the project's direct employment. For this measure to be properly calculated, the user must correctly fill in cell C-23 of the County Variables page.

The following values included in the Summary simply reflect absolute values entered on the Project Description page and, with the possible exception of Site Utilities, do not include any specific calculations.

6. Site Acquisition

Site Acquisition simply reflects the amount entered into cells C-44 through G-44 of "Project Description." This should only include cash grants made by the county to cover the cost of acquiring the site and should not include any funds already covered in the calculation of the Special Source Revenue Financing.

7. Site Preparation

As is the case with Site Acquisition discussed above, the cost of Site Preparation should only include cash grants made by the county to offset the cost of site preparation and should not include any funds accounted for by the Special Source Revenue Financing.

8. Site Utilities

As is the case with Site Acquisition and Site Prep discussed above, Site Utilities should only include the cost to local government of insuring the project has suitable infrastructure. Should the project require significant expansion of the processing facilities, the user should calculate the percentage of the expansion the project will use and multiply it by the total cost of the expansion to the county, excluding any grants from outside government sources that will likely pay for the majority of the expansion.

9. Special Infrastructure

Should the user enter values in the cells for special infrastructure such as roads or telecommunications, on the Project Description page, it will be reflected as a cost to the county in cell G-76 and I-76. Costs listed here should only be grants and not include any funds made available as a result of Special Source Revenue Financing.

10. Equipment/Machinery

At times counties are asked to participate in the cost of moving equipment and machinery. Cells G-77 and I-77 reflect the values inserted into the appropriate cells on the Project Description page. Costs listed here should only be grants and not include any funds made available as a result of Special Source Revenue Financing.

11. Special Development Financing

Special Development Financing reflects the any costs the county may incur to help the company with financing costs. Costs listed here should only be grants and not include any funds made available as a result of Special Source Revenue Financing.

12. Consulting/Special Studies

If the county has paid for any consulting studies on the project site, that amount should be entered into cells C-50 through G-50 of the Project Description page.

13. Waived Fees / Permits

Cells C-51 through G-51 on the Project Description page provide the user with opportunity to include the cost to the county of waived fees or monies spent by the county on permits.

14. Streamlined Approvals

Any costs input into cells C-52 through G-52 of the Project Description page will be brought forward to these cells.

Local Government Benefits

Benefits to local government primarily accrue from the project's direct property taxes, however other sources will also provide benefits to local governments. The following are the sources of revenue to local government that are examined in this model.

- Direct Property Taxes
- New Residential Prop. Taxes
- Property Taxes from New Cars

- L.O.S.T. from Construction Materials, Increase in Retail Sales and Operational Supplies
- Public Utilities

1. Direct Property Taxes

The overwhelming portion of the benefits that accrue to local governments from economic development projects come directly from the property taxes paid by the project. As the cost of the FILCOT has already been calculated and shown under Local Government Costs, this item reflects the maximum revenue the county can expect to collect were the project not subject to a FILCOT agreement. If the user identifies the project as a manufacturer, this calculation will be based on an abatement. If the user indicates the project is not a manufacturer, there will be no abatement.

2. New Residential Prop. Taxes

Local Governments will derive additional income from houses and dwellings occupied by employees relocating to the area. The calculations presented under New Residential Property Taxes include increased property taxes from owner occupied housing, single family rental housing, and multi-family housing. Each of these measures is dependent on information inserted into cells C-15 through C-20 of the County Variables as well as the percentage of total employment that is anticipated will move into the county. For most projects these values will not generate a great deal of income for the county.

3. Property Taxes from New Cars

The calculation of increased revenue from new automobiles is much the same as that for new residential property. It is a function of car cost (C-26 of "County Variables" page), millage and assessment ratio.

4. L.O.S.T. from Construction Materials, Increase in Retail Sales and Operational Supplies

Should a county levy additional sales tax(es) above the 5% state wide rate, the anticipated increase in revenue the county can expect will be computed in these three categories. Cell C-7 of the County Variables page allows the user to specify what amount, 0%, 1% or 2%, the county levies. Other cells on the County Variables page that must be properly completed in order to assure the most accurate calculations possible are cells C-27 and 28. Cell C-14 of "Project Description" allows the user to insert a value for the anticipated amount of purchases the project generate in the community. This number should only include the amount of office supplies and other materials not subject to the sales tax exemptions, such as raw materials, machinery and equipment and electricity.

5. **Public Utilities**

Public utilities refers only to those benefits that are owned by local governments. If the user inserts a value into cell C-13 of the Project Description page, the model will return values in cells G-94 and I-94 of the Summary page.

6. **Net Local Benefits**

If the project has a net positive benefit, cells G-97 and I-97 will be positive. If the county provides the company with grants to help with first-year costs, it is entirely likely the project will have a net loss in Year 1. In most cases, local users base their decisions on the 20-year Net Present Value of benefits.

Local Economy Benefits

Benefits to the local economy include all the non-tax activity that occurs as a result of both direct and indirect activity. These activities include:

1. Direct and indirect payroll;
2. Increases in retail activity from both direct and indirect payroll;
3. Plant construction; and,
4. Machinery and equipment.

1. Direct Payroll and Indirect Payroll

The Direct Payroll computation takes into account a 3-year ramp-up period. In Year 1, there is no direct or indirect payroll. In Year 2, 50% of the total anticipated payroll is in place. In Year 3 the entire anticipated workforce is in place. For each of the 19 years when there is a direct payroll calculation, there is an indirect payroll calculated based on the income multiplier in cell I-9 of the Project Description page.

2. Retail Sales (New Residents) & Retail Sales (Direct Payroll)

There are two calculations under Local Economy Benefits that relate to increased retail sales activity from the project being analyzed. The first relates to the increase in retail sales local merchants can expect from new residents moving into the state. This is simply retail sales per capita times the number of anticipated new residents directly associated with the facility. In order for this calculation to be completed accurately, the user must enter, not only the number of employees and the estimated percent of new workers that will relocate to the community, but the user must also fill in the information asked for in cells C-3 and C-9 of the County Variables page.

While new retail activity will happen as a result of new residents in the community, the direct and indirect payroll will provide workers with additional disposable income that will also generate an increase in retail activity. However, as noted above, a value

for the new residents has already been calculated, therefore in order to avoid counting the income attributed to those employees twice, their purchases have been subtracted from this line item.

The heart of this calculation is the amount of retail sales per dollar of income in the county. Correctly inserting the information asked for in cells C-3, C-4, and C-9 of the County Variables will result in a value automatically being calculated for cell C-11 (Retail sales per \$\$\$ of Income). This is then multiplied by the amount of combined payrolls, i.e., direct and indirect, to determine the amount of increased retail activity.

3. New Building - Direct & New Building - Indirect

Calculations used in this model for building and construction are based on multipliers and assumptions formulated by the South Carolina Bureau of Economic Analysis. The multiplier used is 1.5. The basic assumptions are that 40% of the construction cost is labor and 60% of the cost is material. The BEA further assumes that of the remaining amount 60% will be paid in wages. The BEA assumes that 50% of the construction materials purchased are purchased within the state, cell C-27 of the County Variables page allows the user of this model to raise or lower that amount.

This same calculation is used in determining the indirect construction costs.

4. Machinery and Equipment - Direct & Machinery and Equipment - Indirect

The model uses the South Carolina Bureau of Economic Analysis multiplier of 2 or 20% for equipment purchases. Therefore the impact of the machinery and equipment is 20% of the cost listed in cell C-12 of the Project Description page.

The same calculation is used in calculating the indirect impact of the machinery and equipment.

Cost/Benefit Analysis

Sentry

Occonee

Project Data

New Building (Construction)	\$	1,984,700
Existing Building	\$	-
Land Cost	\$	-
Equipment (Less Pollution Cot	\$	29,702,900
Employees		0
Avg. Hourly Wage	\$	-
Avg. Salary	\$	-
Total Direct Payroll	\$	-

Project Multipliers

Income		1.00
Investment -- Construction		1.60
Investment -- Machinery		0.20

Employment Impacts

Employment -- Direct		0
Employment -- Indirect		0
<u>Total Employment Impact</u>		<u>0</u>

Net Costs	Year 1	20-Year NPV
State	\$ -	\$ -
Local	\$ 56,007	\$ 504,126
<u>Total State & Local Costs</u>	<u>\$ 56,007</u>	<u>\$ 504,126</u>
Net Benefits		
State	\$ 1,063,712	\$ 998,791
Local	\$ 343,859	\$ 1,807,075
Local Economy	\$ 13,119,120	\$ 13,317,213
<u>Total State & Local Benefits</u>	<u>\$ 14,526,691</u>	<u>\$ 16,123,080</u>
Total Net Cost/Benefit Ratio	259:1	32:1

State Costs	Year 1	20-Year NPV
Corporate Job Tax Credit	\$ -	\$ -
Job Development Fee, JDF (Withholding)	\$ -	\$ -
Economic Impact Zone Equipment Credit	\$ -	\$ -
CATT	\$ -	\$ -
Set-Aside Fund & Other Grants	\$ -	\$ -
Increased State Education Costs	\$ -	\$ -
Property Tax Relief	\$ -	\$ -
Total State Costs	\$ -	\$ -

State Benefits	Year 1	20-Year NPV
State Revenues From Direct and Indirect Activity	\$ 1,063,712	\$ 998,791
Rural Infrastructure Fund	\$ -	\$ -
Reduction of AFDC Costs	\$ -	\$ -
Total State Benefits	\$ 1,063,712	\$ 998,791

Net State Benefits \$ 1,063,712 \$ 998,791

Benefit/Cost Ratio #DIV/0! #DIV/0!

Local Government Costs	Year 1	20-Year NPV
Pre-in-Lien of Property Taxes	\$ 42,008	\$ 481,014
MCU Split	\$ 5,999	\$ 25,112
Special Source	\$ -	\$ -
Gov't Services	\$ -	\$ -
Education Costs	\$ -	\$ -
Site Acquisition	\$ -	\$ -
Site Preparation	\$ -	\$ -
Site Utilities	\$ -	\$ -
Special Infrastructure	\$ -	\$ -
Equipment / Machinery	\$ -	\$ -
Special Development Financing	\$ -	\$ -
Consulting / Special Studies	\$ -	\$ -
Waived Fees / Permits	\$ -	\$ -
Streamlined Approvals	\$ -	\$ -
Total Value of Costs	\$ 56,007	\$ 504,126

Local Government Benefits	Year 1	20-Year NPV
Taxes from existing building	\$ -	\$ -
Direct Property Taxes	\$ 399,866	\$ 3,311,201
New Residential Prop. Taxes	\$ -	\$ -
Single family - (Owner occupied)	\$ -	\$ -
Single Family - (Rental)	\$ -	\$ -
Multi-family (Rental)	\$ -	\$ -
Prop. Taxes from New Autos	\$ -	\$ -
LOST from Consum. Materials	\$ -	\$ -
LOST from Increase Retail Sales	\$ -	\$ -
LOST from Operational Supplies	\$ -	\$ -
Public Utilities	\$ -	\$ -
Total Value of Benefits	\$ 399,866	\$ 3,311,201

Net Local Benefits \$ 343,859 \$ 1,807,075

Local Benefit/Cost Ratio 6:1 4:1

Local Economy Benefits

Total Private Sector Benefits

\$

13,119,320

\$

13,307,213

Project Name: Sentry
 County: Quebec
 JIC: 1
 Manufacturing Category: 38

Investment & Operations

New Building (Construction)
Existing Buildings
Land Cost
Relinquish of Gas Pipeline (Contract)
Franchise (if publicly traded)
Annual estimate cost of operational supplies

1,984,400
-
29,702,500
-
500,000

Project Multipliers:

Use Expense Multiplier:
Income:
Investment - Construction
Investment - Machinery
Employees (Total Jobs - Direct Jobs):
Average Annual Salary (5 year or Current):

1.0
1.58
0.20
328,996

Employment

Employees:
Avg. Hourly Wage
Avg. Salary
Total Direct Payroll
Wage Direct & Indirect Payroll
Business Non-Residential

1
1
1
1
0%

Employment Impacts:

Employment - Direct
Employment - Indirect
Total Employment Impact:
Direct: Rate

10
0
10
6.25%

Taxes

Jobs Tax Credit (Amount)
Multi-county Risk (Yes/No)
Equipment In-place Zone (Yes/No)
Job Development Credit County Value
JDC percentage
\$ K in list of assets added
IF FLOT Association table
IF FLOT, B or D or both (5 years)
Special Service (%)
Length (yrs)

5
4,000
95%
0%
85%
0%
500
0%
Yes
0%
0

State Costs

See Notes/Event
Other

Year 1 Year 2 Year 3 Year 4 Year 5
- - - - -
1 1 1 1 1

Local Government Commitments

- Site Acquisition
- Site Preparation
- Site Utilities
- Service Infrastructure
- Environment / Mainframe
- Special Development Financing
- Consulting Services / Social Studies
- Water / Fire / Flood
- Special and Approvals

Private Benefits	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Payroll -- Direct		50	50	50	50	50
Payroll -- Indirect		50	50	50	50	50
Retail activity (New Residences)	5	5	5	5	5	5
Retail activity (Additional Payroll)	0.50	0.50	0.50	0.50	0.50	0.50
New Building -- Direct	\$1,150,000	0	0	0	0	0
New Building -- Indirect	\$1,150,000	0	0	0	0	0
Machinery & Equipment -- Direct	\$5,900,500	0	0	0	0	0
Machinery & Equipment -- Indirect	\$5,900,500	0	0	0	0	0
Less Taxes	\$ (1,000,000)	0	0	0	0	0
Total Local Economy	\$ 13,149,129	\$	\$	\$	\$	\$

	Year 18	Year 19	Year 20	Value
\$	30	30	30	30
\$	30	30	30	30
\$	7	7	7	30
\$	6	6	6	30
\$	30	30	30	\$1,000,000
\$	30	30	30	\$1,000,000
\$	30	30	30	\$5,000,000
\$	30	30	30	\$5,000,000
\$	3	3	3	(8996,793)
\$	3	3	3	\$17,317,313

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: August 7, 2007
COUNCIL MEETING TIME: 7:00 PM

ITEM TITLE OR DESCRIPTION:
Ordinance No. 2007-15, Second Reading

BACKGROUND OR HISTORY:
This Ordinance authorizes the County to execute and deliver a Fee-In-Lieu-Of-Tax (FILOT) Agreement with Project Sentry.

SPECIAL CONSIDERATIONS OR CONCERNS:
This Agreement calls for Project Sentry to invest at least \$30.0M over the next five (5) years.

STAFF RECOMMENDATION:
Recommend approval.

FINANCIAL IMPACT:
The SC Department of Commerce is estimating fees to be received from Project Sentry of \$2,519,454.00 over a 22 year period. This expansion project will enhance the Oconee County Tax Base and contributes to the retention of strong industry in the County and illustrates the pro-business attitude of the County.

ATTACHMENTS:
Project Sentry Overview
SC Department of Commerce Illustration of FILOT Estimated Fee Schedule
SC Economic Developer's Association Cost/Benefit Model Guidance
Project Sentry Cost Benefit Results

Submitted or Prepared by:

James W. Alexander
(Economic Development Commission)

Approved By:


Dale Surrent,
Oconee County Administrator

Reviewed By/ Initials:

_____ County Attorney

_____ Finance

_____ Auditor

C: Clerk to Council

**OCONEE COUNTY COUNCIL
ORDINANCE NO 2007-15**

**AN ORDINANCE AUTHORIZING THE
EXECUTION AND DELIVERY OF A FEE IN LIEU
OF TAX AGREEMENT BETWEEN OCONEE
COUNTY, SOUTH CAROLINA AND PROJECT
SENTRY; AND OTHER MATTERS RELATING
THERE TO INCLUDING, WITHOUT LIMITATION,
PAYMENT OF A FEE IN LIEU OF TAXES RELATED
TO THE PROJECT**

WHEREAS, Oconee County, South Carolina (the "County"), acting by and through its County Council (the "County Council"), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44 (the "Act") of the Code of Laws of South Carolina, 1976, as amended (the "Code"), to acquire, construct, or cause to be acquired or constructed by lease or otherwise, properties (which such properties constitute "projects" as defined in the Act) and to enter into agreements with any industry or business providing for the construction, operation, maintenance and improvement of such projects; to enter into or allow financing agreements with respect to such projects; to provide for payment of a fee in lieu of taxes pursuant to the Act; and, to accept any grants for such projects through which powers the industrial development of the State of South Carolina (the "State") and will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ the manpower, agricultural products and natural resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

WHEREAS, the County is authorized by the Act to execute a fee in lieu of tax agreement, as defined in the Act, with respect to any such project; and

WHEREAS, Project Sentry, a corporation duly incorporated under the laws of the State of Delaware (the "Company"), has requested the County to participate in executing an Inducement Agreement and Millage Rate Agreement, and a Fee Agreement pursuant to the Act for the purpose of authorizing and of acquiring and expanding, by construction and purchase, certain land, a building or buildings, and machinery, apparatus, and equipment, for the purpose of the development of a facility which manufactures electronic meters and products in which the minimum level of taxable investment is not less than Thirty Million Dollars (\$30,000,000) in qualifying fee in lieu of tax investment by the end of the fifth (5th) year following the year of execution of the Fee Agreement, all as more fully set forth in the Fee Agreement attached hereto; and

WHEREAS, the County has determined that the Project would benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit of

taxing power of either; and, that the purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes; and, that the inducement of the location or expansion of the Project within the County and State is of paramount importance; and, that the benefits of the Project will be greater than the costs; and

WHEREAS, the County has determined on the basis of the information supplied to it by the Company that the Project would be a "project" as that term is defined in the Act and that the Project would subserve the purposes of the Act; and

WHEREAS, the County Council has previously determined to enter into and execute the aforesaid Inducement Agreement and Millage Rate Agreement, and a Fee Agreement and to that end has, by its Resolution adopted on July 17, 2007, authorized the execution of an Inducement Agreement, which included a Millage Rate Agreement, and, will by this County Council Ordinance, authorize a fee in lieu of tax agreement (the "Fee Agreement"); and

WHEREAS, the County Council has caused to be prepared and presented to this meeting the form of the Fee Agreement by and between the County and the Company which includes the agreement for payment of a payment in lieu of tax; and

WHEREAS, it appears that the instrument above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended; and

WHEREAS, the site at which the Project is already located in a joint county industrial and business park with Williamsburg County dated December 6, 1994.

NOW, THEREFORE, BE IT ORDAINED by Oconee County, South Carolina, as follows:

Section 1. In order to promote industry, develop trade and utilize and employ the manpower, agricultural products and natural resources of the State by assisting the Company to expand a manufacturing facility in the State, and acquire by acquisition or construction a building or buildings and various machinery, apparatus, and equipment, all as a part of the Project to be utilized for the purpose of a facility which manufactures electronic meters and products, the execution and delivery of a Fee Agreement with the Company for the Project is hereby authorized, ratified and approved.

Section 2. It is hereby found, determined and declared by the County Council, as follows:

(a) Based solely upon representations of the Company, the Project will constitute a "project" as said term is referred to and defined in the Act, and the County's actions herein will subservise the purposes and in all respects conform to the provisions and requirements of the Act;

(b) The Project and the payments in lieu of taxes set forth herein are beneficial to the County;

(c) The terms and provisions of the Inducement Agreement and Millage Rate Agreement are hereby incorporated herein and made a part hereof;

(d) The Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally;

(e) The Project and the Fee Agreement give rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either;

(f) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes;

(g) The inducement of the location or expansion of the Project within the County and State is of paramount importance; and,

(h) The benefits of the Project will be greater than the costs.

Section 3. The form, terms and provisions of the Fee Agreement presented to this meeting and filed with the Clerk of the County Council be and they are hereby approved and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if the Fee Agreement were set out in this Ordinance in its entirety. The Chairman of County Council and the Clerk of the County Council be and they are hereby authorized, empowered and directed to execute, acknowledge and deliver the Fee Agreement in the name and on behalf of the County, and thereupon to cause the Fee Agreement to be delivered to the Company. The Fee Agreement is to be in substantially the form now before this meeting and hereby approved, or with such minor changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of counsel to the County, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of Fee Agreement now before this meeting.

Section 4. The Chairman of the County Council, the Administrator of the County, and the Clerk of the County Council, for and on behalf of the County, are hereby each authorized and directed to do any and all things necessary to effect the execution and delivery of the Fee Agreement and the performance of all obligations of the County under and pursuant to the Fee Agreement and this Ordinance.

Section 5. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 6. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 7. The County hereby agrees to waive, to the full extent allowed by law, the requirements of Section 12-44-55 of the Act with regard to the Fee Agreement for the Project, to the extent and so long as the Company makes and continues to make all filings required by the Act and provide copies thereof to the County.

Marion E. Lyles, Chairman of County Council
Oconee County, South Carolina

ATTEST:

Elisabeth Hulsa, Clerk to County Council
Oconee County, South Carolina

First Reading: July 17, 2007
Second Reading: August 7, 2007
Public Hearing:
Third Reading:

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: August 7, 2007
COUNCIL MEETING TIME: 7 pm

ITEM TITLE OR DESCRIPTION:

Draft Sign Control Ordinance

BACKGROUND OR HISTORY:

All increase in the number of billboards erected in Oconee County in recent months led to a number of calls for an ordinance regulating their location. Currently, the only permit issued by the County for billboards is a building permit. The Planning Commission began work on draft sign regulations in May 2007, and Council took first reading in title only on an ordinance soon thereafter. The Planning Commission completed work on a final draft at their July 16th meeting, and voted unanimously to forward the document to County Council for consideration. Among the key features of the proposed ordinance are regulations providing for a 1,300' separation for all new billboards from existing billboards, and no billboards greater than 75 square feet shall be permitted on 2-lane roads. All signs or billboards less than 50 square feet are exempt from the regulations.

SPECIAL CONSIDERATIONS OR CONCERNS:

At the time Council took first reading in title only, the County Administrator (Mr. Hendricks) instructed staff to hold any new building permits for billboards that either did not comply with the proposed 1,300 foot separation from existing signs, or were to be located on a 2-lane road.

STAFF RECOMMENDATION:

Take second reading on the Draft Sign Control Ordinance

FINANCIAL IMPACT:

Implementation of the proposed regulations can be accommodated by existing staff, and costs associated with reviews can be offset by an application fee. Staff recommends an application fee of \$100 per billboard.

ATTACHMENTS:

Copy of draft ordinance

Submitted or Prepared by:

Art Holbrooks

(Department Head/Elected Official)

Approved By:

Dale Surratt,

Oconee County Administrator

Reviewed By/ Initials:

_____ County Attorney

_____ Finance

_____ Other

C: Clerk to Council

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
Ordinance 2007-xx

Section 1. Title

This Ordinance shall be known as the "Sign Control Ordinance of Oconee County, South Carolina."

Section 2. Purpose

Whereas, the Oconee County Council finds that outdoor advertising is a legitimate usage of private property situated adjacent to a public thoroughfare; and

Whereas, the outdoor advertising industry is an intricate part of the business and marketing function of our nation, as well as being an established segment of the national economy which serves to promote and protect investments in commerce and industry, thereby establishing the reasonable usage of property for outdoor advertising as deserving protections sufficient to ensure continued operation in business and commercial areas; and

Whereas, the purpose of outdoor advertising is to attract the attention of highway users to convey a message, thereby potentially distracting drivers and increasing the chance of damage to the lives and property of those around them; and

Whereas, poorly sited and improperly maintained outdoor signage may present unreasonable distractions to operators of motor vehicles in the form of confusion with traffic lights, road signs, and other safety devices installed to aid travelers; and

Whereas, the economic well-being and general welfare of Oconee County is directly impacted by the preservation and enhancement of the natural scenic beauty and aesthetic features visible from the County's highways, particularly in relation to tourism and attracting businesses; and

Whereas, the hilly topography of Oconee County has resulted in a road system that contains many areas in which the sight distance from intersections and access points is minimal; and

Whereas, roads with only two travel lanes are often adjacent to residential properties, are typically accessed directly from driveways, and are used more often than larger roads by pedestrians and bicyclists; and

Whereas, locating signs along two-lane roads increases the chance of accidents involving distracted drivers;

Therefore, it is the purpose of this Ordinance to establish regulations for the safe and orderly placement for all billboard signage in the unincorporated areas of Oconee County; also, this ordinance shall establish penalties such as are necessary to discourage the violations of these standards, and to establish appropriate fees to offset costs associated with implementation.

Section 2.- Authority

This Ordinance is adopted pursuant to the provisions of S.C. Code 1976 § 4-9-30. Personnel employed by the County Administrator as Code Enforcement Officers and personnel employed by the Sheriff of Oconee County shall be vested with the authority to enforce and administer signage control within the county in accordance with the provisions of S.C. Code 1976 § 44-67-10 et. seq. and all rules and regulations adopted hereunder and the same are incorporated herein by reference as if fully set forth verbatim and as may be amended from time to time.

Section 3. - Jurisdiction

The regulations set forth in this ordinance shall be applicable within the unincorporated areas of Oconee County. All billboards constructed in the unincorporated areas of Oconee County after the date of adoption of these standards shall be permitted under these regulations. Billboards existing at the time of adoption of these standards shall be considered exempt, with the exception of any structure considered abandoned, disassembled, or otherwise removed from a site.

Section 4. - Terms and Definitions

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory.

- (1) **Abandoned Sign**—a sign which is not being maintained as required by S.C. Code of Laws § 57-25-110, or which is overgrown by trees or other vegetation not on the road right of way, or which has an obsolete advertising message or no advertising message for a period of six months. Any public service signage shall not be considered abandoned under this definition.
- (2) **Billboard**—large format outdoor advertising displays or signs intended for viewing from extended distances. Billboards include but are not limited to 30-sheet posters, 8-sheet posters, vinyl-wrapped posters, bulletins, wall murals, and stadium/arena signage as defined by the Outdoor Advertising Association of America. Typically the sign area of a billboard ranges anywhere from 50 square feet to 672 square feet.
- (3) **Existing Billboard**—for the purposes of these regulations, an 'existing billboard' shall be defined as any billboard either erected within the boundaries of Oconee County prior to adoption of this ordinance, or duly permitted by an agency of Oconee County subsequent to adoption of this ordinance.
- (4) **Four-Lane Road**—any public road or highway consisting of four (4) or more travel lanes allowing traffic to flow in opposite directions, or a public road or highway consisting of two (2) or more one-way travel lanes.
- (5) **Sign**—any sign structure or combination of sign structure and message in the form of outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, billboard, advertising structure, advertisement, logo, symbol or other form which is designated, intended or used to advertise or inform, any part of the message or informative contents of which is visible from the main traveled way. The term does not include official traffic control signs, official markers, nor

specific information panels erected, caused to be erected, or approved by the South Carolina Department of Transportation.

- (6) **Sign Area**—the entire face of a sign, including the advertising surface and any framing, trim, or molding, but not including the supporting structure.
- (7) **Sign Permit**—any permit, other than a building permit, obtained by an applicant from Oconee County for the purpose of the construction or maintenance of a sign or billboard or a permit obtained for any temporary or political sign as defined by this ordinance.
- (8) **Two-Lane Road**—any public road or highway consisting of two travel lanes allowing traffic to flow in opposite directions. Such roads may or may not also have at various locations turning lanes, medians, islands, or other traffic control features designed to enhance the safe and efficient utilization of the thoroughfare.

Section 5. - Requirements for Billboards and Other Commercial Signs

1. All billboards erected in the unincorporated areas of Oconee County shall be permitted under the provisions of this ordinance.
2. No billboard visible (other than in an incidental manner) from a four-lane road located within the unincorporated areas of Oconee County, shall be erected within 1,300 feet of an existing billboard located on the same road. This distance shall be measured as the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the location of an existing billboard to the proposed site.
3. Billboards with a sign area greater than or equal to 50 square feet, but less than or equal to 75 square feet, shall be permitted on two lane roads, provided said billboards are located no less than 1,300 feet from any existing or permitted billboards. No billboards with a sign area greater than 75 square feet shall be permitted on two lane roads.
4. No billboard shall be located along any Federal, State, or county designated Scenic Highways or roadways.
5. Billboards permitted under these regulations shall impose no obvious hazards to any drivers, pedestrians, bicyclists, or other users of any public road in the unincorporated areas of Oconee County. As such, the following materials shall be submitted to the Planning Director at the time of application:
 - a. a completed application form
 - b. a detailed site plan prepared and stamped by a surveyor licensed by the State of South Carolina, showing the proposed location of the structure, and verification that the new billboard meets with all location requirements set forth in this ordinance
 - c. a set of construction plans, to include all proposed lighting features. All plans submitted shall be stamped by appropriate professionals licensed by the State of South Carolina
 - d. appropriate fees

Section 6.-Exemptions

Any sign or billboard with a sign area less than 50 square feet shall be exempted from these regulations.

Section 7. -Fees

Fees shall be established for the cost of a billboard permit by resolution of Deonee County Council from time to time.

Section 8.- Permits

Upon satisfactory completion of all requirements set forth in this ordinance, the owner/agent shall be issued a land use permit by the Planning Director for construction of the billboard. The land use permit shall be valid for six (6) months from the date of issue; the owner/agent may be granted a one-time six (6) month extension, provided a written request is submitted to the Planning Director no later than seven (7) working days prior to the original expiration date. Request for extension shall include documentation of efforts to obtain other necessary permits and permissions needed to begin construction, specifically noting reason for extension request. Extensions shall be granted only to those projects that were delayed through no fault of the owner/agent of the billboard. The land use permit issued by the Planning Director shall in no way be construed to be a building permit needed to begin construction of a sign. No building permit, or other county-issued permit, certification or approval, shall be issued for a billboard or commercial sign prior to the issuance of the land use permit.

Section 9. - Penalties

Any person or entity violating the regulations set forth in this ordinance is guilty of a misdemeanor and may be fined up to Five Hundred (\$500.00) dollars or imprisoned for thirty (30) days or both.

Section 10.- Severability

The provisions of this ordinance are hereby declared to be severable, and if any provision or section of this ordinance is declared to be unconstitutional or unenforceable by a court of competent jurisdiction, such declaration shall not affect the constitutionality, legality, or enforceability of any other section or provision of this ordinance.

STATE BILLBOARD PERMIT PROGRAMS
 A COMPARATIVE ANALYSIS – (JUNE 2006)

STATE	BILLBOARD PERMIT FEES	DO FEES COVER COSTS?	GENERAL/DEDICATED FUND
Arizona	\$20.00 – Application fee \$ 5.00 – Annual fees	No	General Fund
California	\$92.00	?	General Fund
Connecticut	\$100.00 – Application Fee \$20.00 – \$600.00 – Depends on sq. footage.	No	General Fund
Delaware	\$5.00 – \$20.00 – per panel	No	General Fund
District of Columbia	No Program for ODA – too small \$44.00 – Signs under 200 sq. ft. \$64.00 – Signs 200 sq. ft.	N/A	N/A
Florida		Yes	General Fund
Georgia	\$30.00 – Application Fee \$25.00 – Annual Renewal Fee	No	General Fund
Iowa	\$10.00 – Application Fee \$ 5.00 – Annual Permit Fee	No	Dedicated Fund
Illinois	\$50.00 – \$300.00 – Depends on sq. ft.	No	Dedicated Fund
Kansas	\$20.00 – \$150.00 – Depends on sq. ft.	Uncare	General Fund
Louisiana	\$7.50 – \$27.50 – Depends on sq. ft.	No	General Fund
Massachusetts	\$25.00 – \$60.00 – Depends on sq. ft. \$1,000.00 – \$1,500.00 – Annual License Fee (Varies – depending on sq. ft.)	No	General Fund

**STATE BILLBOARD PERMIT PROGRAMS
A COMPARATIVE ANALYSIS - (JUNE 2006) -CONTINUED**

STATE	BILLBOARD PERMIT FEES	DO FEES COVER COSTS?	GENERAL/DEDICATED FUND
Minnesota	\$30.00 - \$120.00 - Varies ac/sq. ft.	Yes	General Fund
Nebraska	\$15.00 - Biennial Fee	No	General Fund
New Hampshire	\$50.00 - \$100.00 - Varies on size/number of faces	No	General Fund
New Mexico	\$25.00 - Annual Renewal Fee \$120.00 - Application Fee	No	General Fund
North Carolina	\$ 60.00 - Annual Renewal Fee	Yes	Not Stated
North Dakota	\$50.00 - One Time Permit Fee	No	General Fund
Ohio	\$215.00 - Application Fee - (One Face) \$635.00 - Application Fee - (Multiple) \$ 25.00 - \$325.00 - Various Other Fees	Yes	General Fund
Oklahoma	\$100.00 - Permit Application Fee \$400.00 - License Fee \$ 25.00 - \$200.00 - Various Other Fees	No	General Fund
Oregon	\$70.00 - \$600.00 - Varied Application Fees	Yes	General Fund
South Carolina	\$100.00 - Application Fee \$50.00 - \$50.00 - Various Other Fees	No	General Fund
South Dakota	\$8.00 - \$32.00 - Depends on sq. ft.	No	General Fund
Tennessee	\$75.00 - \$150.00 - Application Fee \$ 2.00 - \$50.00 - Various Other Fees	No	General Fund
Washington State	\$300.00 - One Time Application Fee	No	General Fund
West Virginia	\$125.00 - \$1000.00 - Various License Fee \$ 5.00 - \$75.00 - Various Other Fees	No	General Fund
Wisconsin	\$175.00 - Application Fee \$250.00 - License Fee \$ 35.00 - \$50.00 - Various Other Fees	No	General Fund

July 27, 2007

Oceane County Council
415 South Pine Street
Walhalla, SC 29691

Chairman Lyles,

On the 24th of July, we received a phone call from a family who has had a series of health issues. The husband was recovering from cancer and while he was recovering his wife got cancer. She was having treatments in Charleston for 7 weeks. The day she was to come home her husband picked her up and before they could leave the hospital he collapsed with a heart attack. He is in serious condition in the ICU unit in Charleston.

The phone call to us was to let us know that they needed to record their Power of Attorneys and to get certified copies to give to the hospital. We were told that they would be coming in that afternoon to record the documents, but by 5:05 pm they had not come. Upon leaving the parking lot, we noticed two cars pulling up to the building. Knowing how important it was for them to have these documents, we opened up our office turning on copiers and computers and assisted them with their documents.

They were very appreciative to us for coming back and opening the office to accommodate them in this time of hardship.

Sincerely,



Peggy Westmoreland
Register of Deeds

July 27, 2007

Oconee County Administrator
415 South Pine Street
Walhalla, SC 29691

Mr. Surratt,

On the 24th of July, we received a phone call from a family who has had a series of health issues. The husband was recovering from cancer and while he was recovering his wife got cancer. She was having treatments in Charleston for 7 weeks. The day she was to come home her husband picked her up and before they could leave the hospital he collapsed with a heart attack. He is in serious condition in the ICU unit in Charleston.

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Sincerely,



Peggy Westmoreland
Register of Deeds

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: 8/7/07
COUNCIL MEETING TIME: 7:00 p.m.

ITEM TITLE OR DESCRIPTION:

South Carolina Community Development Block Grant Program

BACKGROUND OR HISTORY:

The Community Development Block Grant for Economic Opportunities makes education and workforce development programs for adults and youth more accessible. This program will support construction or improvement costs for the development of Workforce Centers, affiliated primarily with Technical Colleges and/or Workforce Investment Act programs, in counties where there is no technical college or where satellite facilities are inadequate to meet documented needs. The focus at these facilities will be on making workplace skills training more accessible to residents and not on offering degree programs. The centers may provide non-credit and credit courses in career preparation areas, in addition to adult literacy, GED, and skills training (such as health care, child care, hospitality, truck driving, welding, pipe fitting, and other skilled trades, etc.).

SPECIAL CONSIDERATIONS OR CONCERNS:

At this time Grants Administration is only requesting that you allow an *application packet to be requested*. Grants Administration will continue to work closely with Economic Development and Tri-County Technical College in preparing the application materials. Prior to submittal of the application, Grants Administration will return to request formal permission to submit the application packet and present a review of the project ideas, required match, etc. for Council's review and approval. The Community Development Block Grant requires a 10% match, however, we may be able to solicit additional funds from alternate sources. Additionally, it should be noted that in order to prepare the application, some community meetings may be required to gather input from our citizens.

STAFF RECOMMENDATION FOR COUNCIL ACTION:

It is recommended that County Council approve *request* for an application packet.

FINANCIAL IMPACT:

Information not available at this time.

Grants Administration is only requesting permission to *request an application packet*. Prior to submittal of the application packet, Grants Administration will request Council's formal approval at a later date.

ATTACHMENTS:

Submitted or Prepared By:
Veronda Holcombe-Lewis

Department Head/Elected Official

Approved for Submittal to Council:


Dale Surratt, County Administrator

Reviewed By/ Initials:

_____ County Attorney

 Finance

_____ Other
C: Clerk to Council



OPUS TRUST

736 Jumping Branch Road
 Tarnaree, SC 29636
 (864) 944-0040
 (864) 638-1116
 Contact: Eddie Martin

OCONEE COUNTY COUNCIL
 COUNTY ADMINISTRATOR

IN JANUARY 2007 THE PUBLIC WAS ALERTED TO THE POSSIBLE SALE OF THE LAND SURROUNDING STUMPHOUSE TUNNEL. A MOVEMENT WAS ORGANIZED TO STOP THE SALE AND ENTER THIS PARCEL INTO A PROTECTED STATE. WORKING TOGETHER WITH THE LOCAL PUBLIC AND CONSERVATION GROUPS WE ACHIEVED OUR GOAL PLUS GOT AN OPTION TO PRESERVE ANOTHER FIVE HUNDRED ACRES. I AM SURE YOU HAVE HEARD THE STORY OF THIS PARCEL SO THERE IS NO NEED FOR ME TO GO INTO IT FURTHER. WHAT I WOULD LIKE TO DO IS ASK YOU AS A COUNCIL TO OFFER WHAT EVER FORM OF SUPPORT MONETARILY TO THIS PROJECT THAT YOU CAN ALLOW. WE ARE AROUND 500,000 DOLLARS AWAY FROM OUR GOAL. THE NATURE CONSERVANCY WILL PRESENT A PROPOSAL AUGUST 7. PLEASE CONSIDER THE WELFARE OF THE NATURAL COUNTRYSIDE OF OCONEE COUNTY AND THE GOOD IT DOES OUR COUNTY TO HAVE PROTECTED OPEN SPACE. THANK YOU FOR YOUR CONSIDERATION AND YOUR TIME.

YOURS SINCERELY

EDDIE MARTIN
 PRESIDENT
 OPUS TRUST

CHEROKEE BEAR CLAN OF SOUTH CAROLINA

1255 Long Sumpit Rd.
Chappells SC 29037-8847
USA

864-995-5280-Home 864-993-9023-Cell
864-995-3018-Fax
papajohn@greenwood.net

Cherokee Bear Clan



Oconee County Council
415 So. Pine Street
Walhalla, SC 29691

Mr. Chairman and Esteemed Council

Greetings from the Cherokee Bear Clan of SC.

We present this letter to you today announcing a project that we have endorsed to undertake, that we feel will be a great addition to Oconee County and it's history.

This project is the building of a monument in dedication and remembrance of the past, present and future Cherokee People of this area and State. Our people played a great part in the History of this area. We are proposing to build this on the Court House grounds.

A similar project was approved on Nov. 14, 2006 by the County Council. This project was never completed, and we decided to adopt it with a different concept and see that it is completed.

We bring this proposal to you today in hopes of getting your approval of it. As close as we can estimate, the cost of this project will be in the range of \$15,000.00. We are a 501 (c) 3 entity.
Hoping for a positive response I am:

Chief John Wise Bull Hilton

Chief John Wise Bull Hilton

08/07/07



Anticipated expenses for SPIRIT OF OCONEE MONUMENT:
To be paid by Cherokee Bear Clan of South Carolina-

1. Stone base:	\$4,775.00
2. Bronze eagle:	4,720.00
3. Flagpoles: (3) @ \$1,455.00	4,365.00
4. Lighting:	<u>3,090.00</u>
	<u>Total \$16,950.00</u>

November 2000

Native American monument approved

By CATHERINE HUNTER
Staff Writer

WALHALLA — The Oconee County Council unanimously voted to have a monument to Native Americans included on the new courthouse grounds. Apache Elder Nade' DeChaco of Earth Journey addressed the council in the Tuesday, Nov. 14 meeting.

DeChaco said the monument would be privately funded from donations and would honor not only the indigenous people of Oconee County, but all Native Americans. DeChaco listed several to whom the monument would be dedicated, including those who survived the relocations.

"In recognizing the indigenous people here in the area we are also honoring the individual truths that lie in our hearts," said DeChaco.

Council member Tim Hall said Oconee County received its name, and several names of areas in the county, from the indigenous people.

Action Items

- Approved bid from KME Fire Apparatus Co. for \$1,281,200 for 102ers for main fire.
- Assigned a report for \$35,000 to the Oconee County Office regarding the business and finance committee.
- Approved bid from Atlantic South Power Generation Systems for 191,619 for installation for Oconee County Law Enforcement Center.
- Approved bid from Community West Bank at 2.25% per year for financing lease purchase of trucks for main fire.

DeChaco said there were 48 different indigenous peoples in what is now South Carolina.

Monument Honoring Native Americans:

Mr. Nade DeChaco addressed Council regarding a monument at the new courthouse site honoring Native Americans. Mr. DeChaco's proposal included among others to be honored with this memorial the elders and the millions of Native Americans exterminated.

Mr. Hall made a motion, seconded by Mrs. Hughes, approved 5 - 0 that this request be referred to the Courthouse Committee requesting a monument to the Native Americans be incorporated into the design for the courthouse grounds. Mr. DeChaco was asked to be in attendance at the meetings regarding this matter.

Magistrate's Office:

Upon request of Ms. Suzanne Earle, Magistrate & Mrs. Debbie Sheriff, Court Clerk, Mr. Hamilton made a motion, seconded by Mr. Thomas, approved 5 - 0 that the Magistrate's Office purchase two time-stamp clocks at a cost of \$1,084.16 from the victim/witness line item.

HMEP Grant:

Upon recommendation of Mrs. Melissa Brown, Grants Coordinator, Mr. Timms made a motion, seconded by Mr. Thomas, approved 5 - 0 that the county accept the attached HMEP Grant in the amount of \$9,600.

Hazardous Mitigation Grant:

Upon recommendation of Mr. Henry Gordon, Emergency Preparedness Director & Mrs. Melissa Brown, Grants Coordinator, Mr. Hall made a motion, seconded by Mr. Hamilton, approved 5 - 0 that the attached pre-application for a hazardous mitigation grant in the amount of \$70,000 with the twenty percent match being in-kind be submitted to the South Carolina Emergency Preparedness Division.

Emergency Preparedness:

Upon request of Mr. Gordon, Mr. Hamilton made a motion, seconded by Mr. Hall, approved 5 - 0 that the attached description change for the Duke Power funds in the Emergency Preparedness budget be adopted.

Planning Department:

Upon recommendation of Mr. Tom Hendricks, Planning Director, Mr. Timms made a motion, seconded by Mr. Hamilton, approved 5 - 0 that the attached

August 2, 2007

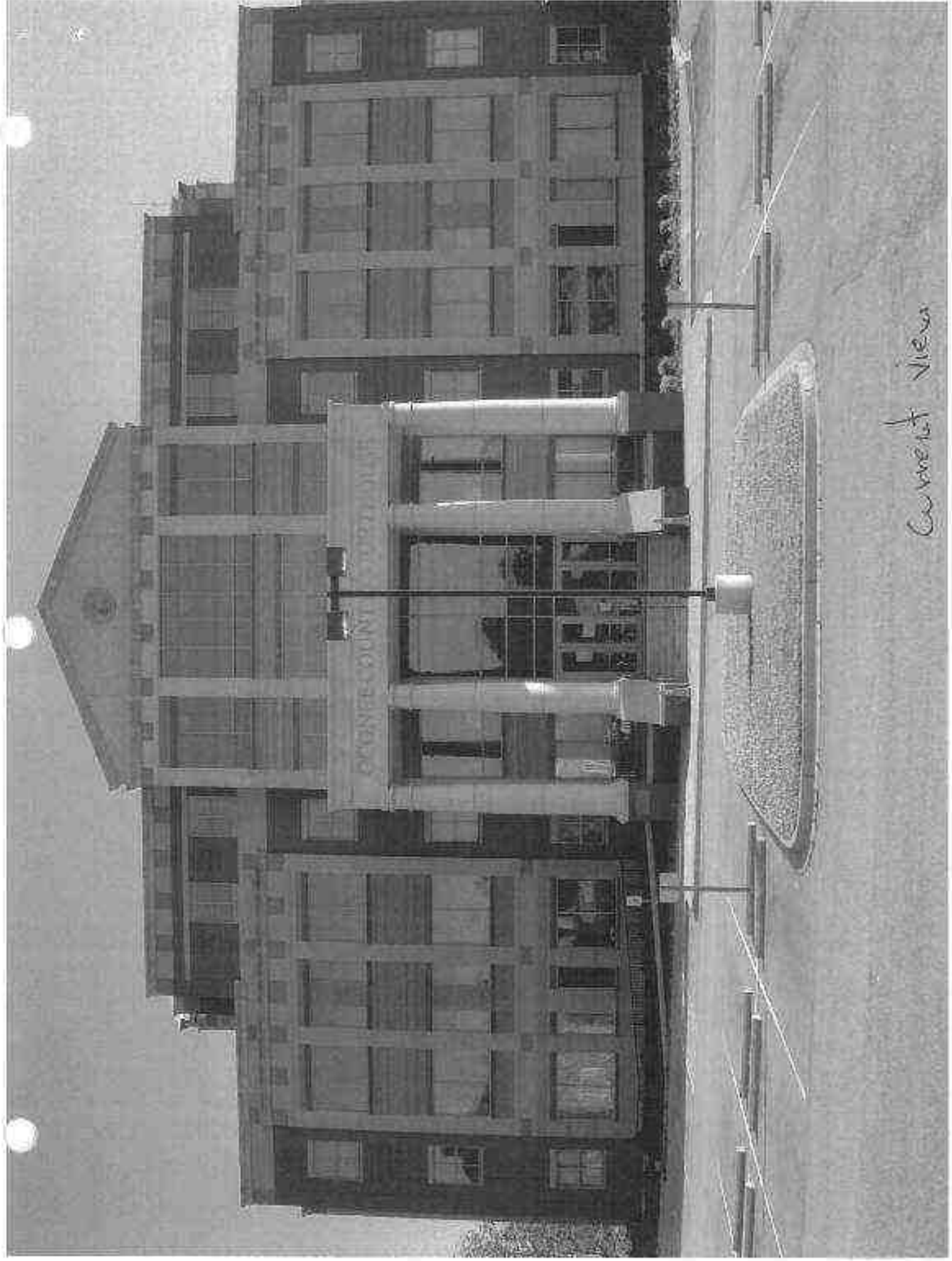
SPIRIT OF OCONEE

The design of the proposed Spirit of Oconee monument is based on the Cherokee meaning of Oconee, "land beside the water", and will honor the heritage of Oconee County.

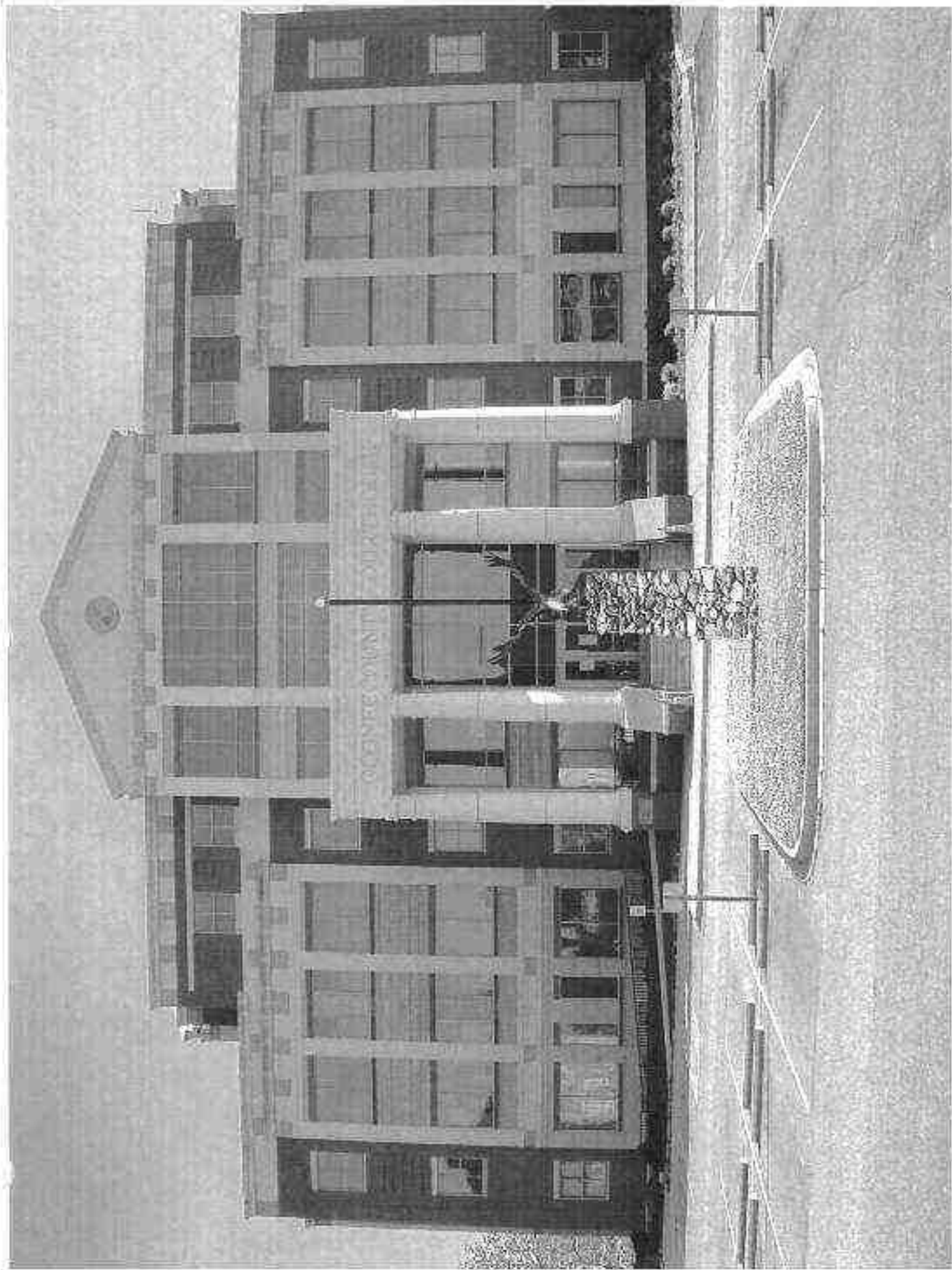
The base of the monument measures four feet square and stands eight feet high. It will be constructed of smooth, rounded river rocks from our local rivers. The bronze eagle on the top of the monument has a wingspan of five feet and is in mid-flight catching a fish from the river. The American eagle is the symbol of our country and has special significance to all Americans.

We feel this will be a fitting monument to honor the heritage of all Oconee citizens.

Cherokee Bear Clan of South Carolina



Courthouse View



"Spirit of Oceanic"



AUGUST 7, 2007

OCONEE COUNTY COUNCIL

RESOLUTION CHATTOOGA RIVER.

THAT THE AREA ABOVE THE HWY 28 BRIDGE BE RETAINED IN ITS
PRESENT STATUS OPEN TO FISHMEN, HUNTERS AND HIKERS.

NO BOATING NORTH (above the bridge).

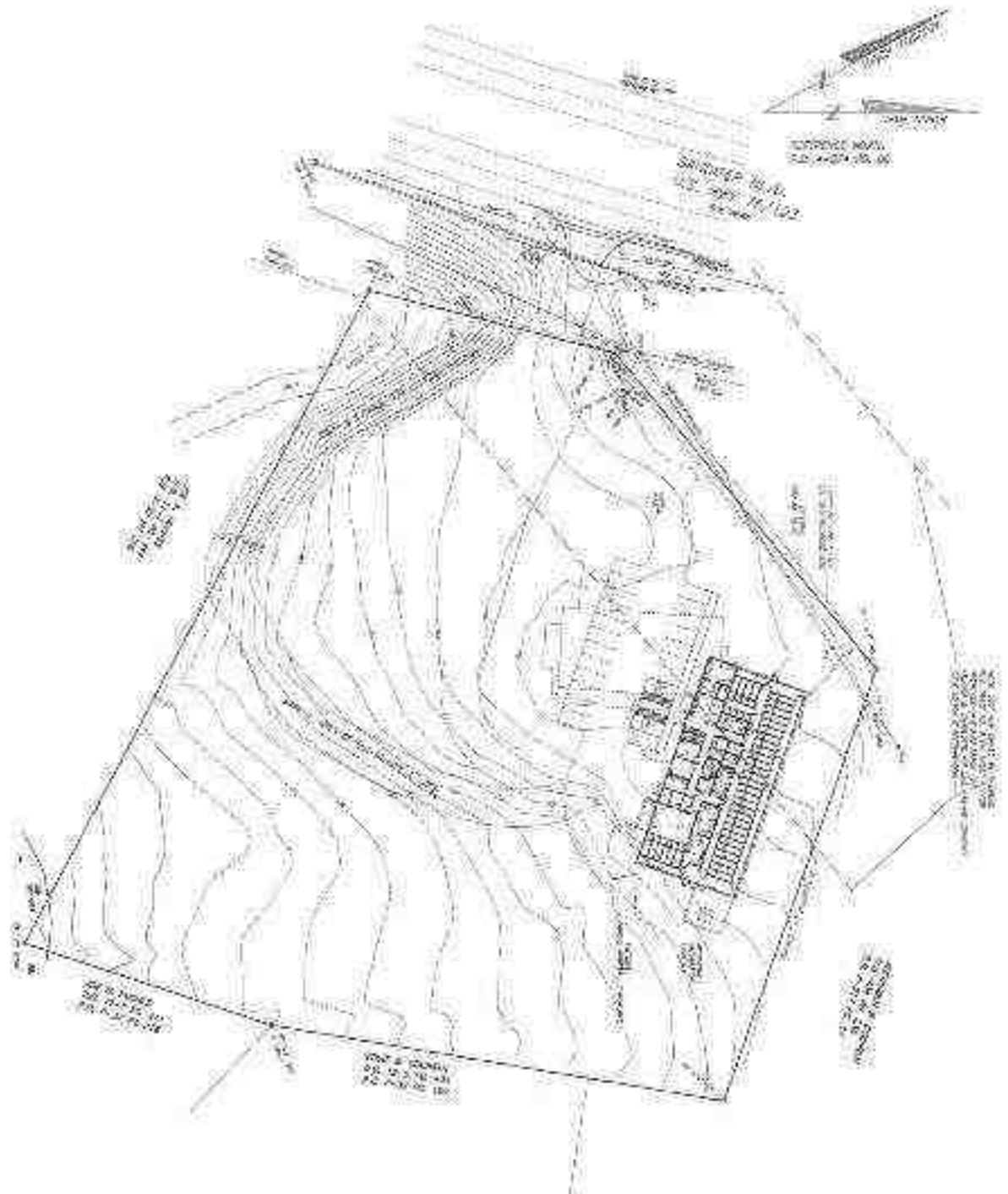
USDA FOREST SERVICE
160A ZILICHA ST
ASHEVILLE, NC 28801

11/11/2010 10:00 AM



11/11/2010 10:00 AM

	SP101a	THE PROJECT WILL BE FOR THE DOONEE COUNTY ANIMAL SHELTER.	THE PROJECT WILL BE FOR THE DOONEE COUNTY ANIMAL SHELTER.	THE PROJECT WILL BE FOR THE DOONEE COUNTY ANIMAL SHELTER.	REVISIONS	
		DOONEE COUNTY ANIMAL SHELTER	DOONEE COUNTY ANIMAL SHELTER	DOONEE COUNTY ANIMAL SHELTER	REVISIONS	



SP101 NOVEMBER 1998	PRELIMINARY DESIGN NOVEMBER 1998
	PRELIMINARY DESIGN NOVEMBER 1998

PLANNING SECTION NOVEMBER 1998 OCOEE COUNTY ANIMAL SHELTER 1000 W. MAIN STREET OCOEE, GA 30729
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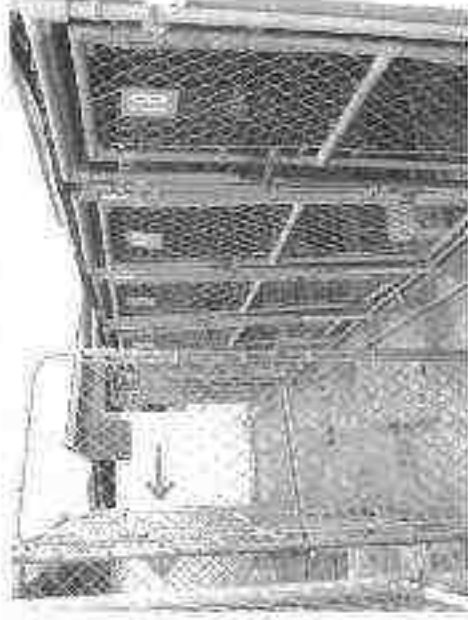
CONSULTING ENGINEERS
ALLIANCE ENGINEERING & ARCHITECTURE, INC.
 1000 W. MAIN STREET
 OCOEE, GA 30729
 (706) 876-1234
 FAX (706) 876-1235
 WWW.AEANDARCH.COM

PREPARED FOR
 OCOEE COUNTY
 NOVEMBER 1998

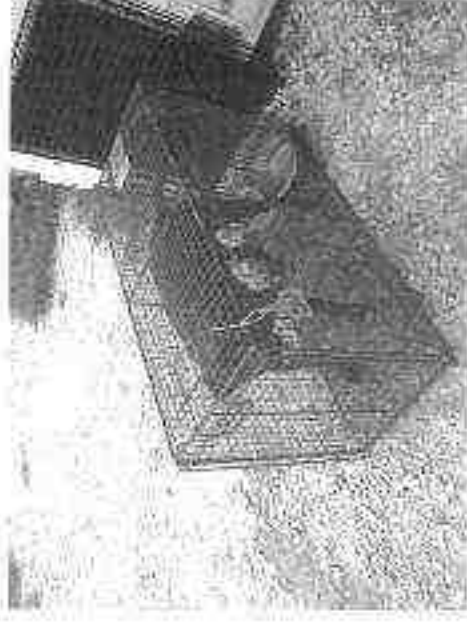
REVISIONS	
NO.	DESCRIPTION



Oconee County Animal Shelter



Oconee County Animal Shelter



Stumphouse Mountain and Issaqueena Falls Project

The Nature Conservancy and its partners along with local residents are racing against time to *Save Stumphouse Mountain*. In January, the public learned that a developer was planning to purchase almost 1,000 acres of Stumphouse Mountain, located in the heart of South Carolina's Southern Blue Ridge Mountain. The area includes the City of Walhalla's watershed of 440 acres and the Stumphouse Mountain tract, a privately-owned hardwood forest of 511 acres.

To fully protect Stumphouse Mountain and Issaqueena Falls will require a combination of public and private funds. The SC Department of Natural Resources has committed \$1.5 million. The Graham Foundation, a private foundation based in Greenville that works to protect the environment, has made a grant of \$180,000 to The Nature Conservancy for the acquisition. *With certain public grants pending we anticipate the remaining funds needed at \$1.42 million and the project must be funded by August 29. The campaign to Save Stumphouse Mountain is underway. You can be a part of history and help save one of the Last Great Places in South Carolina.*

The City of Walhalla and Upstate Forever, an upstate conservation organization, have joined in an application to the South Carolina Conservation Bank for a grant to fund a conservation easement on Walhalla's watershed property of 440 acres.

What makes Stumphouse Mountain worth saving?

Issaqueena Falls. Legend has it that a Native American maiden Issaqueena escaped peril by pretending to leap over the falls—but actually hid beneath them. Named after the young maiden, Issaqueena Falls is one of the state's premier natural landmarks, over 100 feet high and visible across the gorge along Highway 28. The City of Walhalla manages a park surrounding the top of the Falls, but the actual falls are on private land. *the lease for which can be terminated with a 30 days notice. This conservation deal will protect the Falls and ensure public access – forever!*

The Blue Ridge Escarpment Viewshed. Stumphouse Mountain is the view of the Blue Ridge as motorists drive up Highway 28 through Mountain Rest and into North Carolina. *This conservation deal will preserve a prime Blue Ridge view for South Carolinians and tourists.*

Ecological Significance. Stumphouse Mountain reflects the outstanding ecological character that defines the Southern Blue Ridge Escarpment as a global priority. The area contains extensive wildflower diversity, habitat for migrating songbirds and numerous species of salamanders. The remaining tunnels provide homes to six species of bats, in particular the rare Rafinesque's Big-eared Bat. *Stumphouse also protects the headwaters to Cane Creek, which flows directly into Lake Keowee.*



Pre-Civil War History. John C. Calhoun dreamed of connecting the South by rail to the Midwest--through Stumphouse Mountain. The Blue Ridge Railroad blasted three tunnels but financial troubles and the Civil War ended their plans. Clemson University now owns the historic Stumphouse Tunnel, where it once stored its famous blue cheese. *Two historic tunnels lie within the 511 acre Stumphouse Mountain tract TNC wants to protect.*

The Cherokee. Before the Irish, the Germans, and the railroad came to Stumphouse Mountain, the Cherokee Indians lived there. The Issaqueena legend is part of that Native American legacy. According to published accounts, Stumphouse holds a historical burial site, which the Cherokee Bear Clan believe they have located. *This conservation deal will preserve Native American history and a place of reverence.*

Public Outdoor Recreation. The City of Walhalla has allowed the Department of Natural Resources to use their watershed property as a public recreation and wildlife management area. The Nature Conservancy, when successful in raising the necessary funds, expects to convey the tract to the SC Department of Natural Resources for a Heritage Preserve, in recognition of the importance of the area to the history and landscape of South Carolina and Oconee County. *When we complete the conservation purchase, we'll keep these acres available for public recreation.*



It's the cheese. In the early 40's a doctor at Clemson University decided to temporarily store and age blue cheese in the tunnel because the temperature is around 50 degrees and the humidity is about 85 percent year-round. The environment of the tunnel was later duplicated in the Clemson Agricultural Center and the cheese making was moved there. Today, the Stumphouse Tunnel is used as a recreational site; if you visit bring a flashlight. *The tunnel is part of our heritage that continues today, the conservation purchase will protect acres near the tunnel. The Stumphouse Tunnel is not part of the purchase, it is owned by Clemson University.*

Save Stumphouse Mountain Partners:

The Nature Conservancy
Upstate Forever
Naturaland Trust
SC Department of Natural Resources
Chaltooah Conservancy
City of Walhalla
The Graham Foundation
Greenville County Bird Club
SC Native Plant Society

The Nature Conservancy 

LEAVING THE LAST GREAT PLACES ON EARTH

Upstate Forever

1100 Greenway Drive, Suite 100, Walhalla, SC 29687
Phone: 803.834.6111 Fax: 803.834.6112

Stumphouse Mountain

near Walhalla, Oconee County, South Carolina

Conservation Project

rose = Walhalla Watershed (Cons. Easement)

blue = Stumphouse Tract

blue = Clemson University

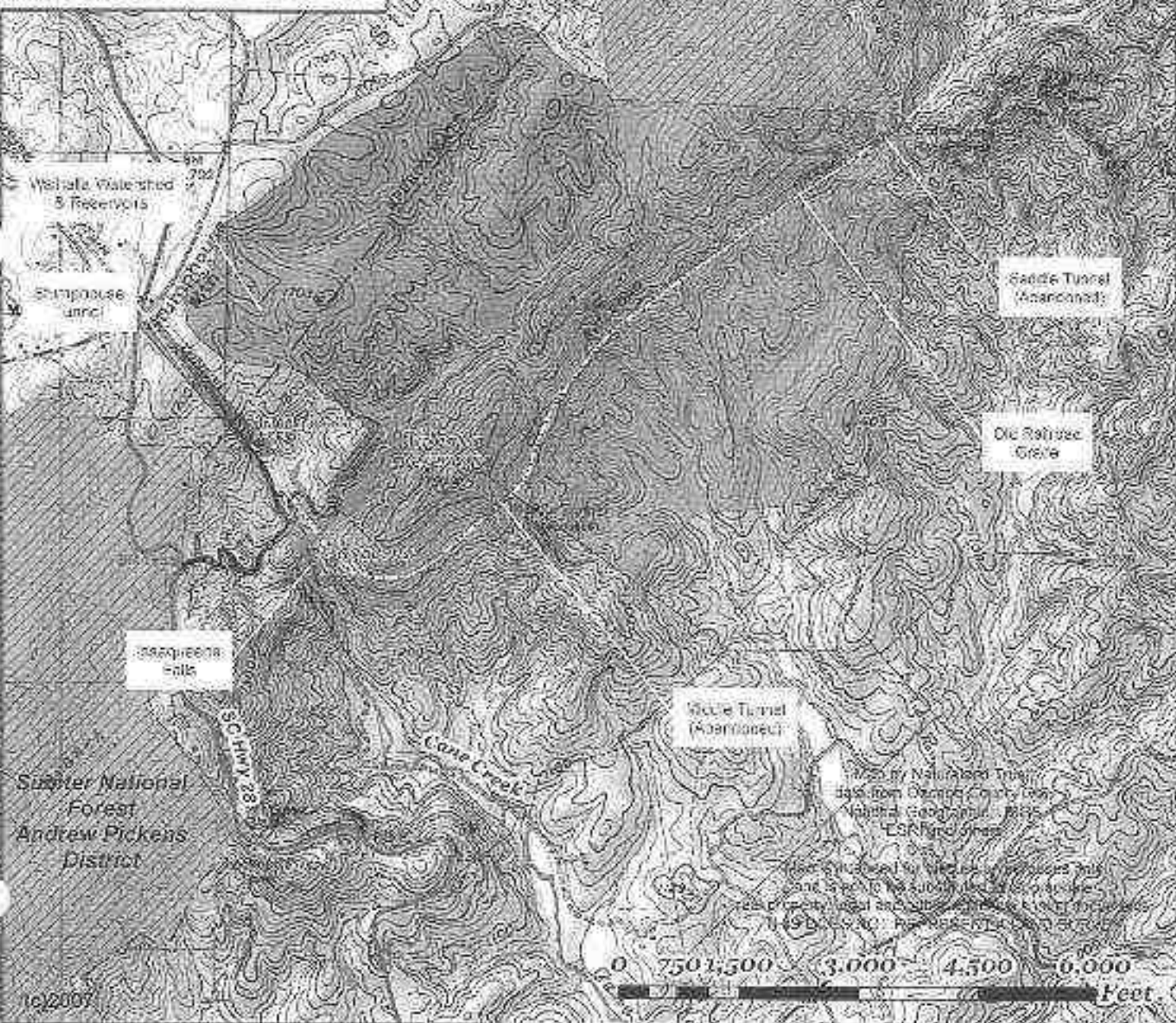
green = USFS Andrew Pickens Dist.

The Nature Conservancy

LAND ACQUISITION

Upstate Forever

Not affiliated with the
Walhalla Watershed



Sumter National Forest
Andrew Pickens District

Sumter National Forest
Andrew Pickens District

Stumphouse Falls

Saddle Tunnel (Abandoned)

Old Refuge Grove

Saddle Tunnel (Karrhoaden)

Map by National Trust
data from Oconee County, South Carolina, 1985
ESRI, Inc.

This document is intended to provide information only and is not to be substituted for a professional real property legal and/or engineering survey. 11-95-ES-000-000-000-000-000-000



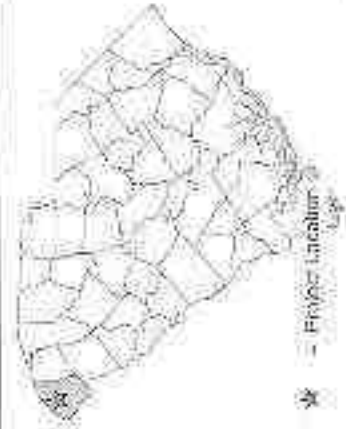
Stumphouse Mountain Conservation Project

near Waballa, Oconee County, South Carolina

Green Highlighted Area
on Map Represents Major
Conservation Properties
in Project Area

The Nature Conservancy
www.nature.org

Uplstate Forever

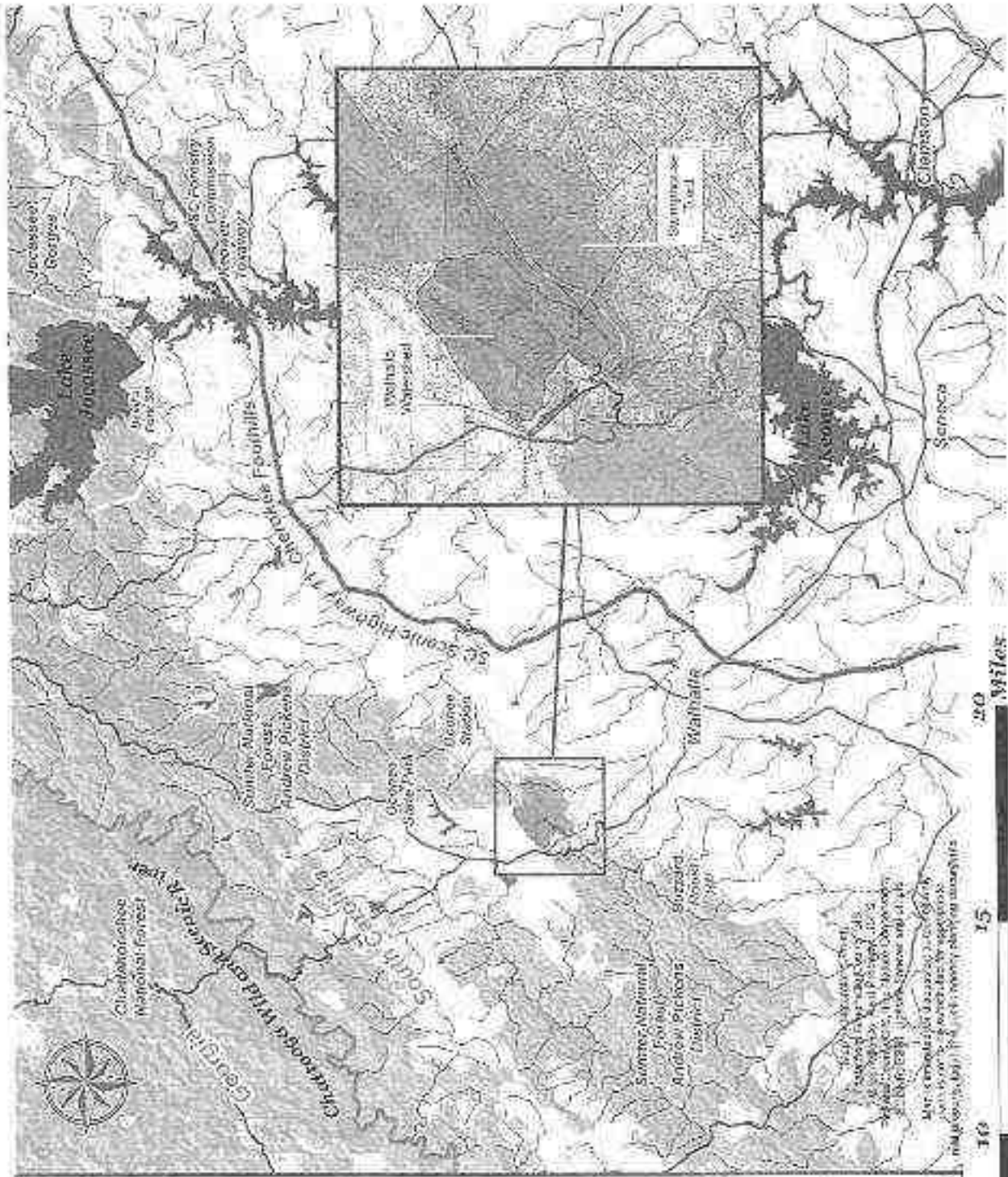


★ - Private Land

with

NATURAL HERITAGE

Scale: 1 inch = 2.5 miles (1:62,500)



Map is not a guarantee of accuracy. The map is for informational purposes only. The map is not intended to be used as a legal document. The map is not intended to be used as a legal document.

The Nature Conservancy in South Carolina Southern Blue Ridge Escarpment



PHOTOGRAPH BY TERRY BRADSHAW FOR THE NATURE CONSERVANCY

At a Glance

- **Acres Protected:** The Conservancy has protected 38,709 acres in South Carolina's portion of the Southern Blue Ridge Escarpment.
- **Ecological Significance:** Supports 40 percent of the state's rare plant species, and many rare animal species including wood frogs, native brook trout, peregrine falcons, and turkeys vireos.
- **Threats:** Invasive species, uncontrolled development, and timber harvest.



The 38,709 Southern Blue Ridge Escarpment projects area map indicates Conservancy projects in green and federal state and private protected lands in gray. The South Carolina Chapter of The Nature Conservancy's Blue Ridge Escarpment project is located in 2009-10.

The ancient mountains and water-sculpted rocks of the Southern Blue Ridge dominate South Carolina's westernmost region, including the northern parts of Oconee, Pickens, Greenville, and Spartanburg counties and the escarpment ridges of North Carolina and northeast Georgia.



PHOTO COURTESY OF THE SOUTHERN BLUE RIDGE ESCARPMENT

Biological Diversity

Encompassing less than 2 percent of the state's land mass, the Southern Blue Ridge harbors a percent of the state's rare plant species, including the federally listed small white dogwood and mountain sweet pitcher plant, as well as 200 rare plants and animal species tracked by the South Carolina Heritage Program.

Located in the Southern Blue Ridge ecoregion, the Southern Blue Ridge Escarpment supports an impressive array of rare species, including wood frogs, native brook trout and grayling fishery. Center of the world's salamander diversity, this region is home to the majority of South Carolina's birds and more than a third of its reptiles.

Protecting the Southern Blue Ridge Escarpment

The Nature Conservancy has helped to protect 48,700 acres in South Carolina's portion of the Southern Blue Ridge, including Oconee Field and the Blue Wall Preserve near Fairburn.

Partnering with the City of Greenville, the Conservancy placed a conservation easement on 26,000 acres in the Greenville watershed, with 9,000 acres in the Table Rock Reservoir and 17,000 acres in the North Saluda Reservoir. Easements are a vital conservation tool, which allow landowners to voluntarily protect the ecological values of their property in perpetuity through a legal agreement with a qualified conservation organization. This easement in the Greenville watershed is protecting critical headwater habitat and preserving the natural source of Greenville's precious drinking water.

Threats

South Carolina has one of the highest rates of rural-to-urban land conversion. The Greenville-Spartanburg area, for instance, is developing at an astounding rate, placing an inordinate amount of pressure on undeveloped lands and degrading the habitat of freshwater ecosystems of the Southern Blue Ridge. Another threat to the natural ecological balance of the area is the introduction of non-native invasive species and their devastating impact on the rare natural communities of this region.

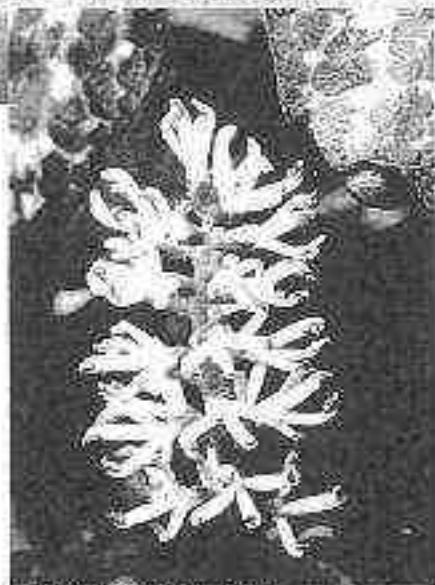


PHOTO COURTESY OF THE SOUTHERN BLUE RIDGE ESCARPMENT

Goals

The Nature Conservancy strives to work with public and private partners to protect ecologically significant areas throughout the Southern Blue Ridge Escarpment project area. Conservation easements, acquisitions and other tools are being used to conserve the ecological integrity of the area.



www.nature.org/sc 252 21 000

The Nature Conservancy in South Carolina
2225 Executive Square, Suite 1000
Columbia, SC 29204
tel: (803) 744-1121
fax: (803) 744-7194

Karen Austin, Project Director
Southern Blue Ridge Escarpment Project
PO Box 272
Greenville, SC 29602
tel: (864) 533-4988
fax: (864) 434-1296

The Nature Conservancy



SAVING THE LAST GREAT PLACES ON EARTH

Southern Blue Ridge Escarpment

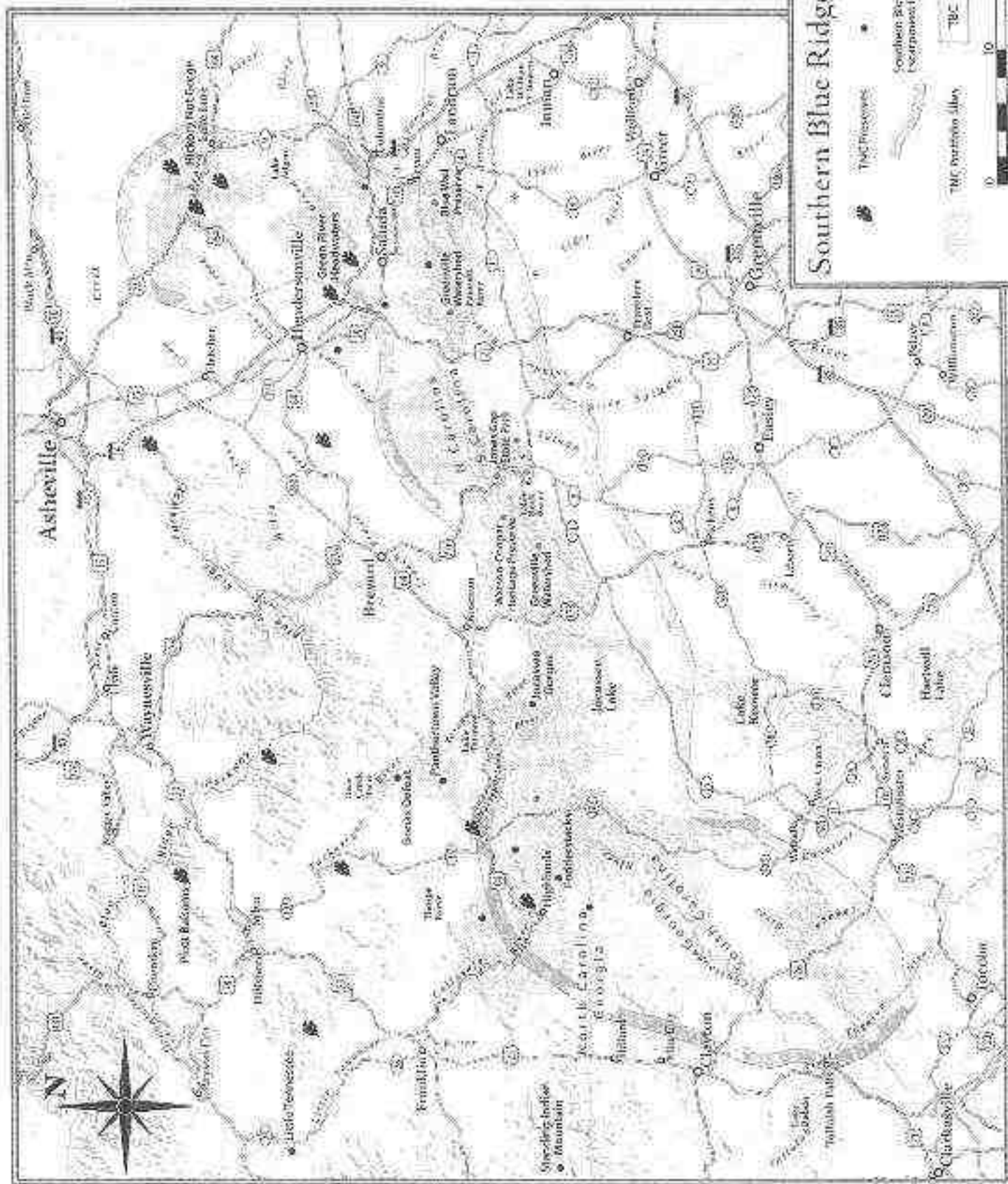
State Protected
and TNC Acquired

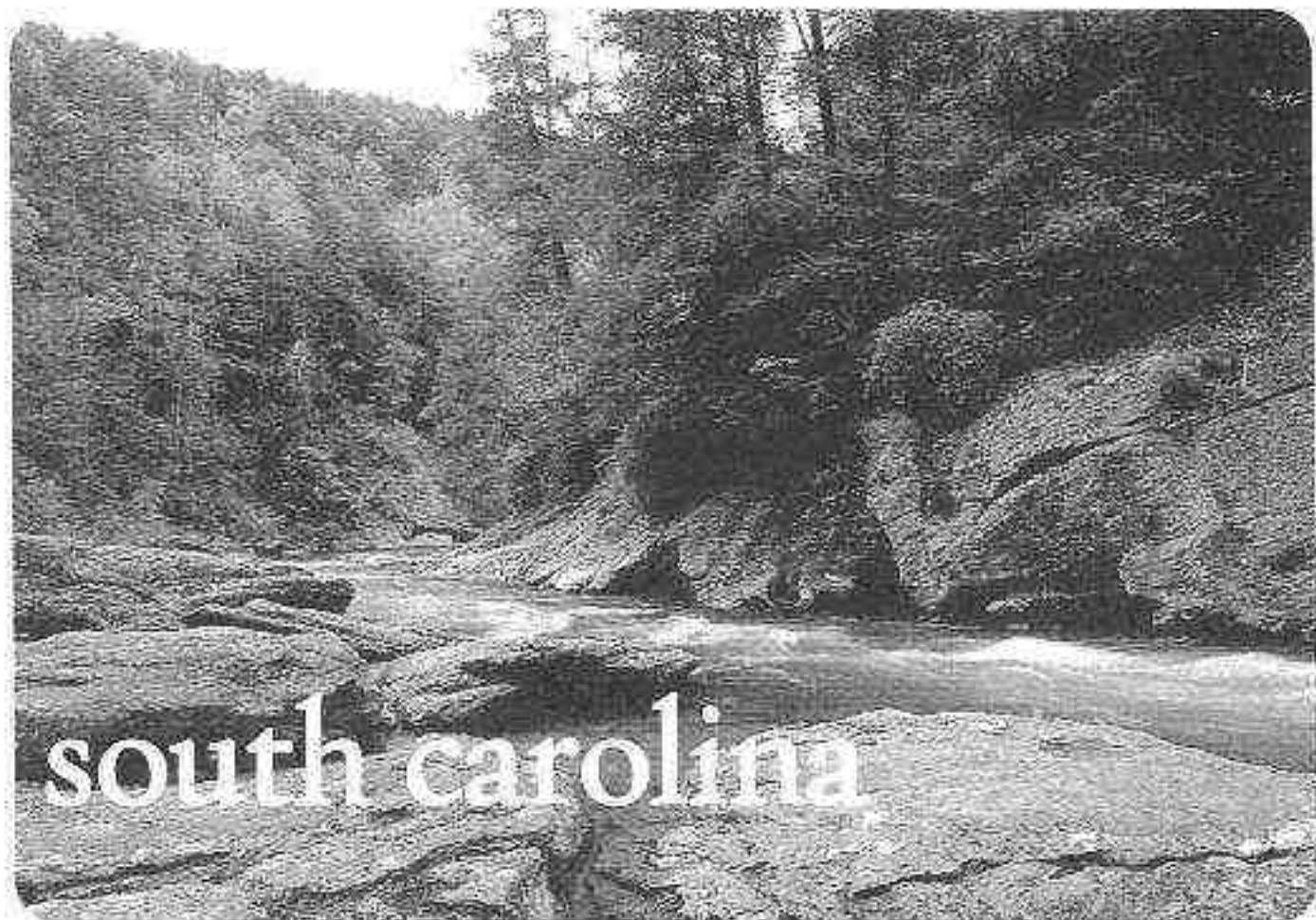
Southern Blue Ridge
Escarpment Project Area

TNC Preserves

TNC Purchase Only

Other Conservation Areas





south carolina

South Carolina Blue Ridge Parkway (Tom Wagner)

With more than 50 years of conservation experience, The Nature Conservancy's sole mission is to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. Working in all 50 states and other countries, the Conservancy has protected more than 118 million acres worldwide.

Since 1969, The Nature Conservancy has worked to protect and preserve South Carolina's most important natural places. With the support of more than 9,000 members and the guidance of a volunteer board of recognized business and conservation leaders from across the state, the Conservancy has helped to safeguard more than 286,000 acres of natural areas throughout South Carolina.

small state

big conservation

The Nature Conservancy 

SAVING THE LAST GREAT PLACES ON EARTH



Four Hole Swamp. Photo by Tom Abigdon

Our formula for conservation success is a science-based strategy called *Conservation by Design*. This strategy focuses our resources to protect the most threatened and critical natural landscapes around the globe. Protection methods include creative, market-based approaches to land acquisition, management agreements and conservation easements, as well as landscape-scale management activities, such as re-introducing fire to longleaf pine forests, combating invasive species and improving the hydrological processes of rivers.

In South Carolina, applying *Conservation by Design* translates into the protection of mountain habitats of the Southern Blue Ridge, estuaries and maritime forests of the ACE Basin and South Lowcountry and longleaf pine savannas and cypress tupelo swamps of Winyah Bay and Sewee to Santee. The Conservancy has established offices in each of these project areas to ensure the protection of critical habitats, while at the same time balancing the needs of nature with the needs of the people who live in these areas.

The Conservancy is striving to preserve pristine examples of South Carolina's diverse natural habitats, so future generations will know the thrill of hiking the majestic mountains of the Southern Blue Ridge, paddling the sinuous tidal marshes of the ACE Basin or witnessing a glimpse of a red-zokked woodpecker in a longleaf pine forest. With the help of our partners, donors and members, we are protecting South Carolina for *people and nature*.

Throughout the years, the Conservancy and its many partners have celebrated numerous successful conservation efforts, including:

- Partnering with The Conservation Fund, SC Department of Natural Resources, and International Paper to protect nearly 30,000 acres of working forestland, recreation lands and wildlife habitat on the Savannah and Pee Dee Rivers.

- Partnering with the National Audubon Society to establish and expand the Francis Beidler Forest Sanctuary at Four Holes Swamp.

- Protecting nine undeveloped barrier islands in the ACE Basin, forever safeguarding the pristine waters of St. Helena Sound.

- Protecting rare plants, animals and natural communities through the establishment of Heritage Preserves such as Stover's Creek, Raven Cliff Falls, and Peachtree Rock.

- Working with dozens of partner organizations to establish the Conservation Bank, a comprehensive state land protection program which preserves the most significant natural and historic lands in the State through fee and easement acquisition.

- Purchasing Asite and Beet Islands to officially launch the ACE Basin National Estuarine Research Reserve.

- Protecting thousands of acres of rich swamps, marshes and longleaf pine forests along the rivers and islands of Winyah Bay including Sandy Island, one of the largest freshwater islands on the east coast.

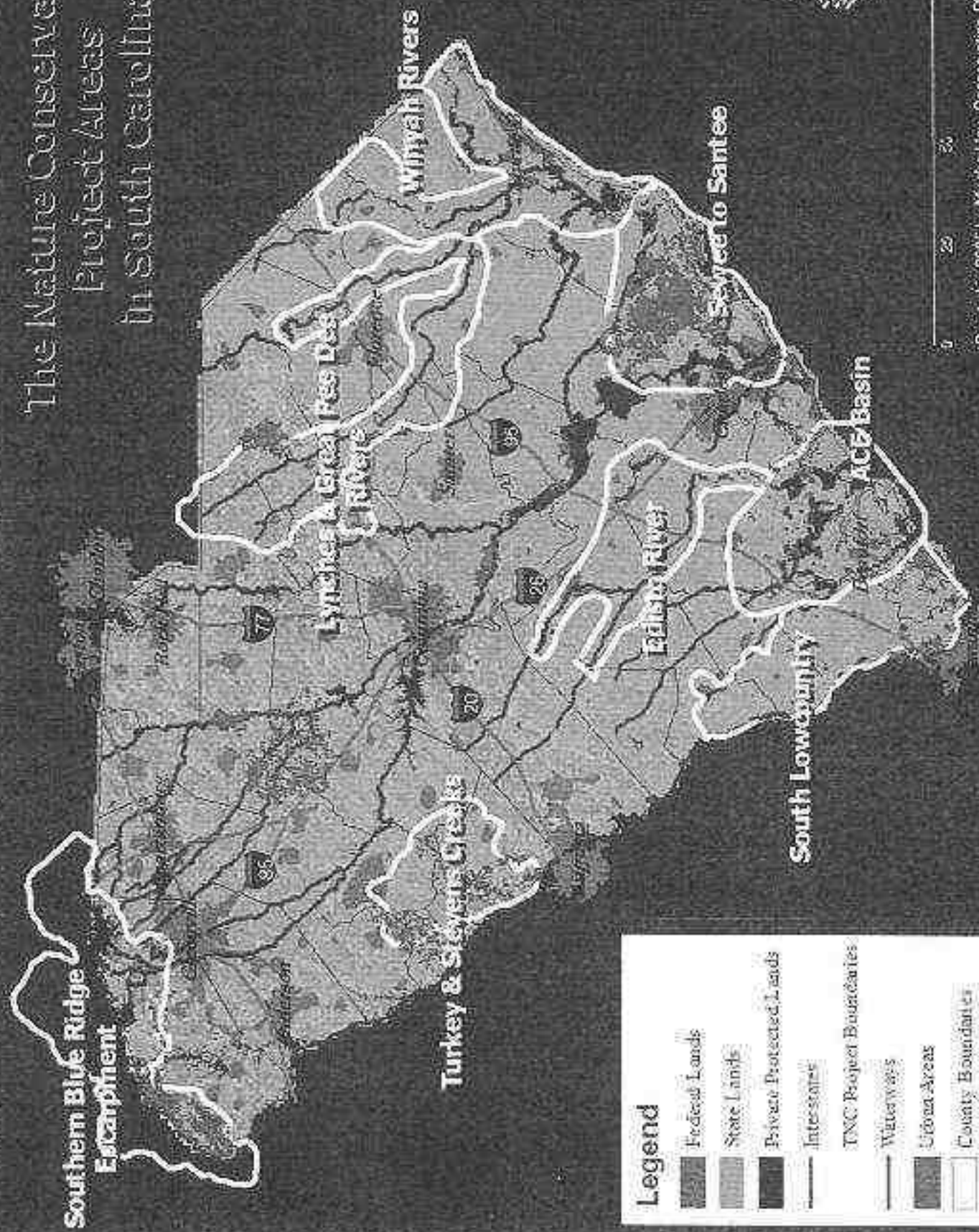
- Working with private landowners to protect thousands of acres of critical wildlife habitat throughout the state through donated conservation easements.

- Forming strategic partnerships with the City of Greenville to protect more than 39,000 acres of mountain forests and pristine streams in the Greenville watershed.

- Founding member of the SC Prescribed Fire Council.

people,
places &
partnerships

The Nature Conservancy's Project Areas in South Carolina



0 20 40 Miles

Created in 2005 by Melissa Hay, Conservation Planner
The Nature Conservancy, South Carolina

Legend

- Federal Lands
- State Lands
- Private Protected Lands
- Interstate
- TNC Project Boundaries
- Waterways
- Urban Areas
- County Boundaries

June 18, 2007
For Immediate Release

Contact:
Kristen Austin, 864.233.4988, kaustin@tnc.org
Frank Holleman, 864.242.8340 or 864.979.9431
fholleman@wyche.com
The Nature Conservancy in South Carolina

Stumphouse Mountain and Issaqueena Falls Project

JUNE 18, 2007 — WALHALLA, SC — A partnership of conservation organizations and government leaders from Oconee County unveiled today the Stumphouse Mountain and Issaqueena Falls Project, an initiative to establish a Heritage Preserve and a protected natural area of regional and statewide significance in Oconee County. If successful, the Project will consist of almost 1,000 acres. The total to protect this important site is \$4.3 million. The press conference was held at the Oconee Heritage Center in downtown Walhalla.

The South Carolina chapter of The Nature Conservancy announced that it had entered into a contract to purchase a 511-acre private tract on Stumphouse Mountain adjacent to the old watershed property owned by the City of Walhalla.

Purchase of the 511-acre tract is made possible by the commitment of Oconee County families whose roots are based in the mountains and cultural heritage of the area. It was the wish of their forefathers for them to be wise stewards of the land. Representatives of these families have worked in partnership with The Nature Conservancy and Upstate Forever for several months to bring this opportunity to fruition. These 511 acres include some of the most important natural and historical landmarks in South Carolina and Oconee County: Issaqueena Falls, over 100-foot waterfall and one of the state's best known natural treasures; two of the three tunnels that were constructed prior to the Civil War to build a railroad from South Carolina to Tennessee; the old rail bed for the railroad, now a hiking trail; and sites important to Cherokee history. The property also includes the face of the Blue Ridge Mountains as viewed from SC Highway 28, numerous streams, towering hardwood forests, and valuable habitat for native plants, animals, and birds.

To fully protect Stumphouse Mountain and Issaqueena Falls will require a combination of public and private funds. The SC Department of Natural Resources has committed \$1.5 million. The Graham Foundation, a private foundation based in Greenville that works to protect the environment, has made a grant of \$180,000 to the Nature Conservancy for the acquisition. "The partnership is actively seeking donors to complete the project; with certain public grants pending we anticipate the remaining funds needed at \$1.42 million. The project **must** be funded by August 29," said Mark Robertson, Executive Director of South Carolina chapter of The Nature Conservancy. "The campaign to Save Stumphouse Mountain is underway."

The Nature Conservancy, when successful in raising the necessary funds, expects to convey the tract to the SC Department of Natural Resources for a Heritage Preserve, in recognition of the importance of the area to the history and landscape of South Carolina and Oconee County. "The Stumphouse Mountain project is a great example of people in a community coming together to protect a local treasure, and the SCDNR is very pleased to be part of the process," said John Frampton, Director of the SC Department of Natural Resources.

"One of South Carolina's greatest treasures is the natural beauty of our surroundings," said U.S. Senator Lindsey Graham. "We have a responsibility to help ensure our state's natural resources are preserved for the benefit of future generations. I commend the Nature Conservancy, Upstate Forever, DNR, Oconee County and the City of Walhalla for coming together to make this happen. I'm very pleased to see a commitment to protecting this area and the natural and historic landmarks it contains."

These 511 acres are adjacent to the 440 acres of the old watershed property owned by the City of Walhalla. "The City of Walhalla and Upstate Forever, an upstate conservation organization, have joined in an application to the South Carolina Conservation Bank for a grant to fund a conservation easement on Walhalla's watershed property of 440 acres," said Brad Wycne, Executive Director of Upstate Forever. "If we receive the grant and if the Walhalla City Council votes to enter into the conservation easement, the two parcels together will protect 951 acres on Stumphouse Mountain."

This project will protect the area near the famous Stumphouse Mountain Tunnel, which is one of the most visited historical sites in South Carolina. The City of Walhalla operates a city park at the tunnel and in an area around Issaqueena Falls. However, Issaqueena Falls is privately owned, and the Walhalla Park is leased by the City. Issaqueena Falls will be part of The Nature Conservancy's purchase, and as part of this project, The Nature Conservancy will donate Issaqueena Falls to the City of Walhalla, subject to the conservation easement. The Falls will be protected by the conservation easement, and the future of Walhalla's park will be secured.

Expected to attend the announcement are: Senator Thomas Alexander, Representatives Bill Whirmire and Bill Sandifer; Oconee County Council Chair Marion Lyles, and other members of Oconee County Council; Walhalla Mayor Lamar Bailes and other members of Walhalla City Council; and representatives of Senator Lindsey Graham and Representative Gresham Barrett. The announcement will also be attended by leaders of the conservation groups participating in the Partnership for the Blue Ridge -- The Nature Conservancy, Upstate Forever, Naturaland Trust, Chattooga Conservancy, SC Department of Natural Resources, US Forest Service, SC Parks, Recreation and Tourism, and SC Forestry Commission -- as well as representatives of the Graham Foundation, the Oconee Preservation Unlimited Stewardship Trust, and local citizens who have made this project possible.

###

The Nature Conservancy is a leading, non-profit, non-partisan organization that preserves plants, animals and natural communities representing the diversity of life on Earth by protecting the lands and waters they need to survive. To date, the Conservancy and its more than one-million members have been responsible for the protection of more than 15 million acres in the United States and have helped preserve more than 100 million acres in Latin America, the Caribbean, Asia and the Pacific. Visit us on the Web at www.nature.org.

News Release

July 9, 2007
For Immediate Release

Contact:
Kristen Austin, 864.233.4988, kaustin@nc.org
Frank Holliman 864.242.8340 or 864.979.9431
fholliman@wyche.com
The Nature Conservancy in South Carolina

Stumphouse Mountain and Issaqueena Falls Project receives \$300,000 Challenge from Anonymous Donor

July 9, 2007 — Walhalla, SC — The Stumphouse Mountain and Issaqueena Falls Project received another important boost, when an anonymous donor committed \$300,000 toward the purchase of the historically and naturally significant lands in Oconee County. The gift is a matching gift; the donor will provide \$1 for every \$2 that The Nature Conservancy raises to protect Stumphouse Mountain and Issaqueena Falls. The gift is also contingent on the City of Walhalla entering into a conservation easement to protect its watershed property on Stumphouse Mountain.

On June 18, the South Carolina Chapter of The Nature Conservancy, other conservation partners, and Oconee County elected officials announced the Stumphouse Mountain and Issaqueena Falls Project, an effort to protect almost 1,000 acres on Stumphouse Mountain in Oconee County. The area to be protected includes Issaqueena Falls, the view of the Blue Ridge Mountains from Highway 28 outside Walhalla, two of the three tunnels blasted into the mountain prior to the Civil War, the old pre-Civil War rail bed, and sites revered by the Cherokees. The project area also includes beautiful mountain cove forests and important wildlife habitat, and it is very near the famous Stumphouse Mountain Tunnel now owned by Clemson University.

On June 20, the South Carolina Conservation Bank Board voted to award Upstate Forever, an upstate conservation group, \$1.227 million to purchase a conservation easement from the City of Walhalla to protect the 440 acres of its old watershed property.

The Nature Conservancy has entered into a contract to purchase an adjoining 511 acres, which would become a state Heritage Preserve. The South Carolina Department of Natural Resources has previously committed \$1.5 million toward the purchase of that property, and the Graham Foundation in Greenville has donated \$180,000. On Monday, The Nature Conservancy announced that it needed to raise an additional \$1.42 million by August 29 to make the project a success.

Mark Robertson, Executive Director of the South Carolina Chapter of The Nature Conservancy, announced: "This latest \$300,000 gift is an important step toward success. In order to obtain the gift, The Nature Conservancy will need to raise \$600,000 in matching funds from private and

public donors. As well, the gift is contingent on Walhalla entering into the conservation easement with Upstate Forever. We are excited that this project has so much support and is moving toward a successful conclusion."

Any interested party may make a contribution by sending it to: The Nature Conservancy, P.O. Box 5475, Columbia, SC 29250 or by calling (803) 254-9049 ext. 12. You may write your check or call with credit card donations. Be sure to note "Save Stumphouse Mountain" so that they will know to dedicate the donation to this effort. Please also contact The Nature Conservancy by phone for more information regarding transfer of stock or other types of gifts. To stay updated on Stumphouse Mountain visit The Nature Conservancy of South Carolina's website at: www.nature.org/southcarolina.



The Nature Conservancy is a leading international, nonprofit organization that preserves plants, animals and nature communities representing the diversity of life on earth by protecting the lands and waters they need to survive. To date, the Conservancy and its more than one million members have been responsible for the protection of more than 17 million acres in the United States and more than 102 million acres in Latin America, the Caribbean, Asia and the Pacific. Visit us on the Web at nature.org.

United States Senate

WASHINGTON, DC 20510

June 18, 2007

Nature Conservancy
South Carolina Chapter
PO Box 232
Greenville, SC 29602

Dear Friends and Conservationists:

I am pleased to be included in the announcement of the Stumphouse Mountain and Issaqueena Falls Project which is so important to Oconee County and South Carolina.

This initiative to establish the Heritage Trust Preserve is vital to the protection of an area alive with history and unique beauty.

I appreciate the cooperation of all involved in the conservation partnership including The Nature Conservancy, Upstate Forever, the Department of Natural Resources, local lawmakers and city officials, and family property representatives. This is truly an example of how working together toward a common goal can pay great dividends.

This project ensures future generations will have access to the beautiful areas around the Stumphouse Tunnel and Issaqueena Falls. These lands are home to some of the most important natural and historic landmarks in Upstate South Carolina.

I will continue to support this project, and I look forward to pushing for its completion.

Please don't hesitate to contact me if I can be of further assistance.

Sincerely,



Lindsey O. Graham
United States Senator

We can all help save Stumphouse Mountain

By Bob Raugh
and Arnie Mordant

Among the last great places on earth — the "Bible Belt" — is the Stumphouse Mountain area. Stumphouse Mountain is the last of the great places — a natural beauty, history, legend.

The center of this great place is Stumphouse Falls, a 100-foot cascade of water, so often seen about 100 feet of the year. It is a great place to see a lot of rare plants and animals.

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CRIPPLE COLUMBIA



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Arnie Mordant, secretary of the Stumphouse Mountain Association, says that the State Chamber of Commerce of South Carolina has called for the State Chamber of Commerce of South Carolina to be re-elected by the South Carolina Business Council.

The Nature Conservancy of South Carolina has called for the State Chamber of Commerce of South Carolina to be re-elected by the South Carolina Business Council.

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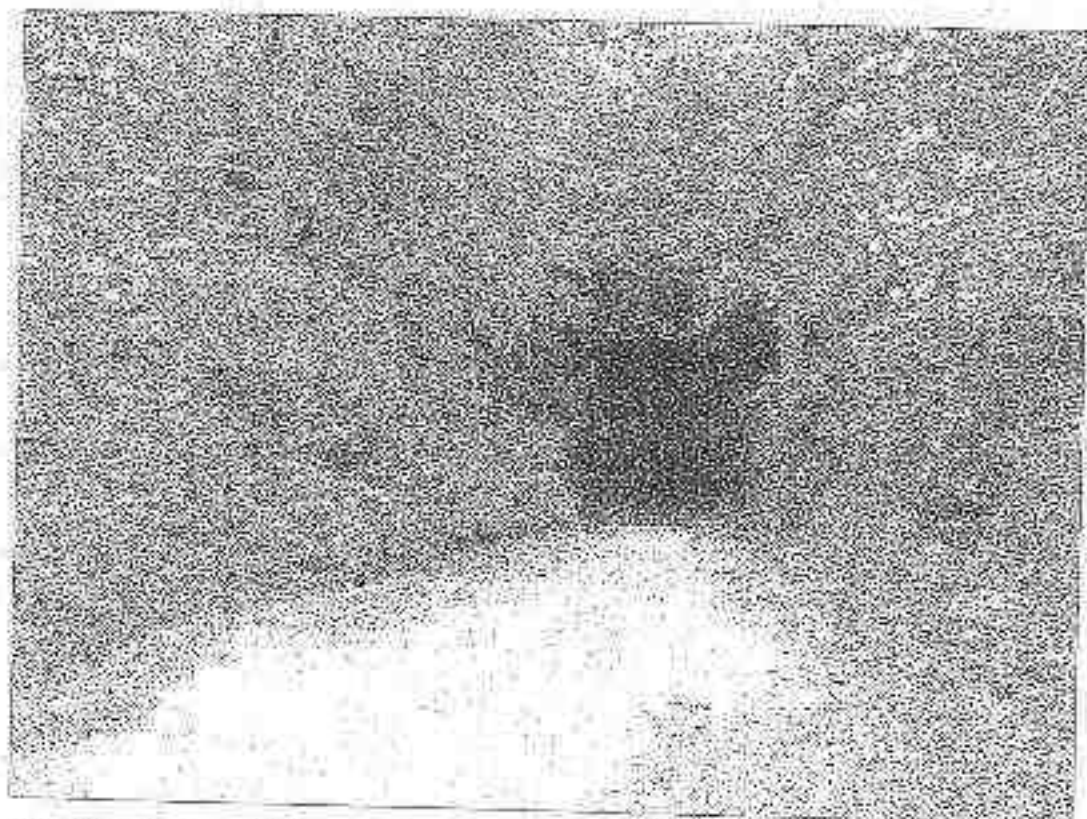
FALLS

FROM PAGE 12
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See FALLS on page 48

DEFENDING STUMPHOUSE



Stumphouse Mountain, with its remains a symbol of a failed attempt to construct a railroad line through the mountains, is a marked parcel of the history of the early settlement of South Carolina.

Serene location important to South Carolina



Stumphouse Mountain, shown here in its summit, is a treasured landmark of Deane County's mountains.

BY FRANK HOLLERMAN
Special to The Asheville
Post-Record Staff

On the very last end of the night, the night being August 10, the night of the right passage. With some more words, the night being in about an hour by the clock, and Thomas County, as well as the night passage. It was all full freedom, Stumphouse Mountain will be prepared for future generations.

Stumphouse Mountain is a point of what we were and what we are.

Stumphouse Mountain is part of the early settlement of South Carolina. It is a place of reference for the Cherokee Indians, where they lived their lives before the Europeans ar-

rived. The mountain is the site of the legend of the Indians, a young Cherokee woman who lived with the Indians, and her story to warn the Indians of the coming of the white men. She was killed by the Indians, and her story is told in the Cherokee legends. The mountain is a place of reference for the Cherokee Indians, where they lived their lives before the Europeans ar-

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—The Asheville Post-Record Staff

THE AUTHOR



Frank Hollerman, 53, lives in Greenville and is a well-known author and editor. He is a member of the Asheville Post-Record Staff and a member of the Asheville Post-Record Staff. He is a member of the Asheville Post-Record Staff and a member of the Asheville Post-Record Staff.

Stumphouse crucial to South Carolina

FROM PAGE 1D

house's rock and a railroad bed was built before the Civil War and financial problems favored the railroad company's plans. The railroad brought Irish workers and railroad engineers to the mountains of South Carolina. Their descendants still live in the area.

Years later, Clemson University field scientists learned to make mice cheese in the cheddar at the tunnel on Stumphouse. Then sends of young people liked the mountain, earned their Boy Scout merit badges there, and learned to hunt on Stumphouse. Many others came to the tunnel to avoid the summer heat, or visited the mountain in which the waters of Cata Creek crash down Issaqueena Falls.

Stumphouse is also our natural heritage. It is South Carolina's face of the Blue Ridge Mountains. Issaqueena Falls is our distinctive landmark. Migrating birds, black bear, deer and turkey call Stumphouse home. The mountain is a natural treasure.

The question for us this year has been: Are we willing to lose Stumphouse and sell our heritage? Or are we capable of, and willing to protect our history and this natural jewel for future generations?

The people of Walhalla and Oconee County have decided to do the right thing.

When a developer showed up in January and sought to buy part of Stumphouse — more than 900 acres — from the City of Walhalla, Walhalla and Oconee residents were united in their opposition. The Walhalla City Council held two public hear-



BILL SHARPTON speaks to the Anderson Independent Mail Issaqueena Falls is named for a young Creek Indian woman who lived nearby.

ings and participated in a third public meeting at Mountain Rest. A total of more than 500 people attended the meetings, and they were virtually unanimous in their opposition. More than 1,000 people signed petitions opposing the sale. The Walhalla City Council focused to the residents and considered the issue. Then they voted unanimously to join Upstate Forever, a local conservation organization, in an application to seek funding for a conservation easement that would protect the mountain.

But more must be done. The South Carolina Conservation Bank is considering the application. It will decide this week whether to grant funding for the easement. If the application is granted, the City of Walhalla must actually enter into the conservation easement protecting its property on Stumphouse.

Also, this week prom-

ises to bring another major announcement that will make the protection of Stumphouse National even more important to Walhalla, Oconee County and the entire region. That news will be announced at a press conference at 5 p.m. tomorrow at the Oconee Heritage Center in downtown Walhalla.

If the final steps are taken and Stumphouse is protected, the people of this part of South Carolina will have spoken loudly. They will make a strong statement about who we are.

We honor our heritage. We value the extraordinary natural beauty of this very special part of the world where we have the privilege of living. We do not want our mountains to look like the overdeveloped hills of gated communities we see in other areas. We will not destroy this heritage for today's sake, at the expense of our children and grandchildren's enjoyment. We will protect

TO LEARN MORE

Mr. Hobbs and Kristen Smith of The Nature Conservancy will speak about Stumphouse Mountain and Issaqueena Falls at the monthly meeting of the Upstate chapter of the S.C. Nature Plant Society. The meeting is at 7 p.m. Tuesday at Greenville Tech at McAlister Square, 225 S. Pleasantburg Drive, Greenville. For more information, visit www.sncps.org.

TO WRITE FOR 'ON MY MIND'

"On My Mind" is a forum for Anderson Independent Mail readers to express themselves on a wide range of their chosen issues. You'll be able to write something — an essay, commentary, news analysis, etc. — we would prefer no more than 1,000 words. Send it via e-mail to mailto:greg@indpendentmail.com or by mail to On My Mind, Anderson Independent Mail, 2000 Williamston Road, Anderson, S.C. 29621.

for future generations.

What we see what is happening around us on this old earth, we often have reason to be ashamed of what we are doing to the world. If Stumphouse is saved, we will have every reason to be proud of the people of Walhalla, Oconee County and the area.

This time, we will have done the right thing, and for the right reasons.